20 Blackbrook Avenue, Lodge Moor, Sheffield, S10 4LT
£595,000

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Council Tax Band: E

A spacious and well presented three bedroom detached bungalow which is located on one of Lodge Moor's most highly sought after roads! Situated close to open countryside, the property is ideal for families or downsizers and boasts an exceptionally large landscaped garden to the rear, sizeable rooms including a conservatory and a large boarded loft space which is ripe for conversion! Positioned near to shops and amenities, the property is well served by regular bus routes giving easy access to the universities, hospitals and the city centre, and the property is also within the catchment area of Hallam and Tapton schools. With upvc double glazing and gas central heating throughout, the property in brief comprises; entrance vestibule, entrance hallway, living room, conservatory, breakfast kitchen, three bedrooms, bathroom and a separate wc. Outside, there is a lawn and driveway to the front, a carport to the side with access to the detached garage, and to the rear there is a larger than average landscaped garden with lawn, patio and surrounding shrubs/trees. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your viewing today! Freehold tenure, council tax band E.

Entrance Vestibule
A front facing upvc entrance door leads into the vestibule area. With a tiled floor and a solid oak/glazed door leading to the hallway.

Entrance Hallway
A wide and inviting entrance hallway whic has vinyl flooring, two radiators and solid oak doors leading to all rooms in the property.

Living Room
A larger than average living room which has rear facing sliding upvc double glazed patio doors leading to the conservatory, a side facing upvc double glazed window and two radiators. With a feature stone built fireplace having an electric fire and ample space for living and dining furniture.

Conservatory
A great addition to the property, having upvc double glazed windows and tiled flooring. Side facing upvc french doors lead to the outside.

Breakfast Kitchen
A spacious breakfast kitchen which has modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There are integrated appliances including an electric oven/grill unit, fridge freezer, dishwasher and washing machine. With a rear facing upvc double glazed window overlooking the garden, tiled flooring and a side facing upvc door giving access to the side of the property.

Master Bedroom
The master bedroom is a spacious double sized room which has a front facing upvc double glazed bay window, a radiator and fitted wardrobes with a dressing table.

Bedroom Two
The second bedroom is another double sized room which has a front facing upvc double glazed bay window, a radiator and fitted wardrobes.

Bedroom Three
A single sized bedroom which has a side facing upvc double glazed window and a radiator.

Bathroom
A well presented bathroom which has a four piece suite comprising of a panelled bath, shower enclosure and a vanity wash basin. With a radiator, tiling to the floor and walls and a side facing upvc double glazed bay window.

Separate WC
Having a low flush wc, side facing upvc double glazed window and tiling to the floor and walls.

Outside
To the front of the property there is a driveway and a lawned garden with shrubs/hedging surrounding. The driveway continues to the side of the property where there is a carport area and immediate access to the detached garage. A gate leads to the rear garden, which is exceptionally large and enjoys a patio, landscaped lawn with surrounding borders, shrubs and trees. With a wooden summer house and greenhouse, this garden is perfect for families.

Detached Garage
Having an electric roller door to the front, the garage offers excellent storage options and has power and lighting.









Ground Floor

Approx. 116.4 sq. metres (1253.4 sq. feet)



Total area: approx. 116.4 sq. metres (1253.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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