











## 52 Peterborough Road

Lodge Moor • Sheffield • S10 4JE

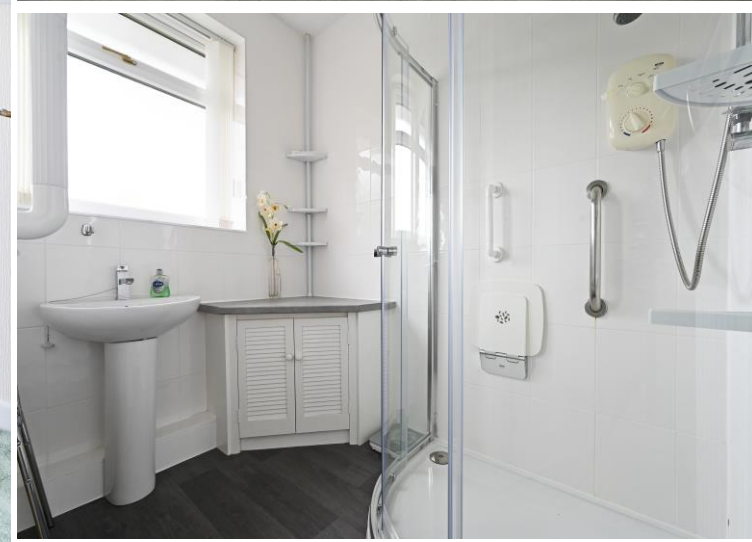
Asking Price £350,000

Located on a sought-after road in Lodge Moor, is a 3 bedroom generously proportioned semi-detached property. Light and airy accommodation featuring 3 good sized bedrooms, flexible living space, offering great potential, overlooking an attractive enclosed rear garden. Benefits from combination gas central heating, double glazing, conservatory and driveway. The property enters through a conservatory and inner hallway incorporating cloak cupboard. Overlooking the rear garden, filled with natural light and pleasant outlook is a generously proportioned, flexible living space complemented by feature fireplace. The kitchen is fitted with a range of neutral units and space with plumbing for freestanding appliances. The garage has been converted to create a separate dining room, offering potential to open the space, creating a larger, versatile dining kitchen, all subject to necessary consents. The first floor comprises of 3 good sized bedrooms, both double bedrooms presented in a neutral palette with generous built in storage and a smaller third bedroom / study. A fully tiled shower room provides built in storage with WC located separately. Externally a driveway provides off street parking with attractive front garden. To the rear is an enclosed lawn, bordered by established hedging, stone patio and garden shed. Peterborough Road is a popular road ideally placed for access to a range of local amenities including pubs, shops, transport links to the hospitals, universities and the city centre, parks, country walks and is in catchment for highly sought after local schools.









- Deceptively Spacious Semi Detached House
- 3 Good Sized Bedrooms & Shower Room
- Offering Fabulous Potential
- Light & Airy Lounge & Separate Dining Room
- Combination Boiler & Double Glazing

- Sought after Location in Lodge Moor, S10
- Front Garden & Driveway
- Attractive Enclosed Rear Garden & Patio
- Freehold & NO CHAIN
- Council Tax Band C, EPC TBC









# 52 PETERBOROUGH ROAD

APPROXIMATE GROSS INTERNAL AREA = 102.3 SQ M / 1101 SQ FT

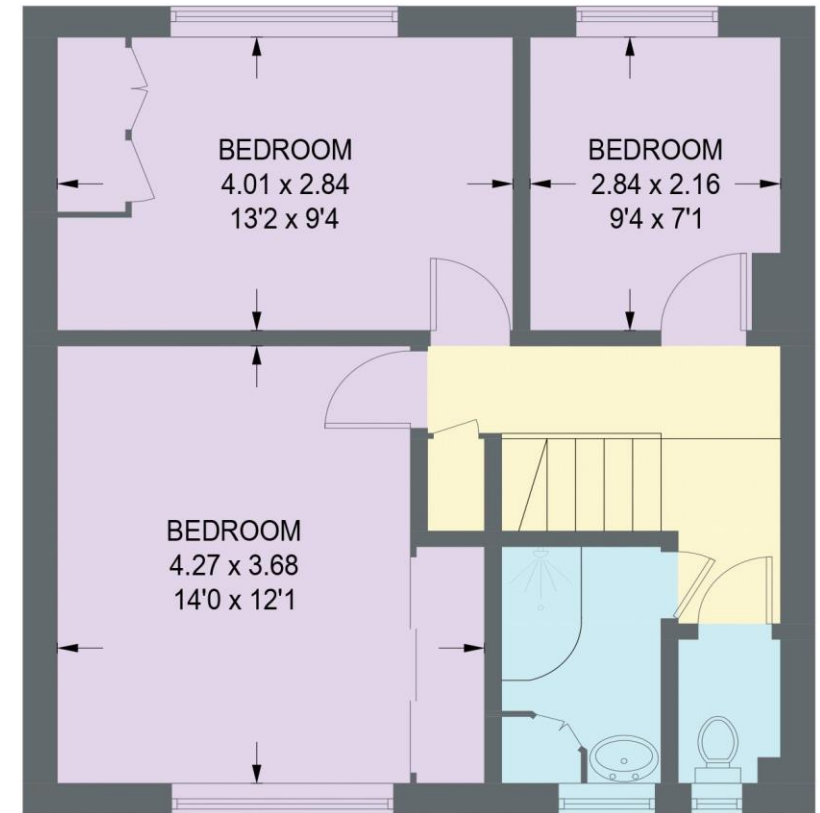
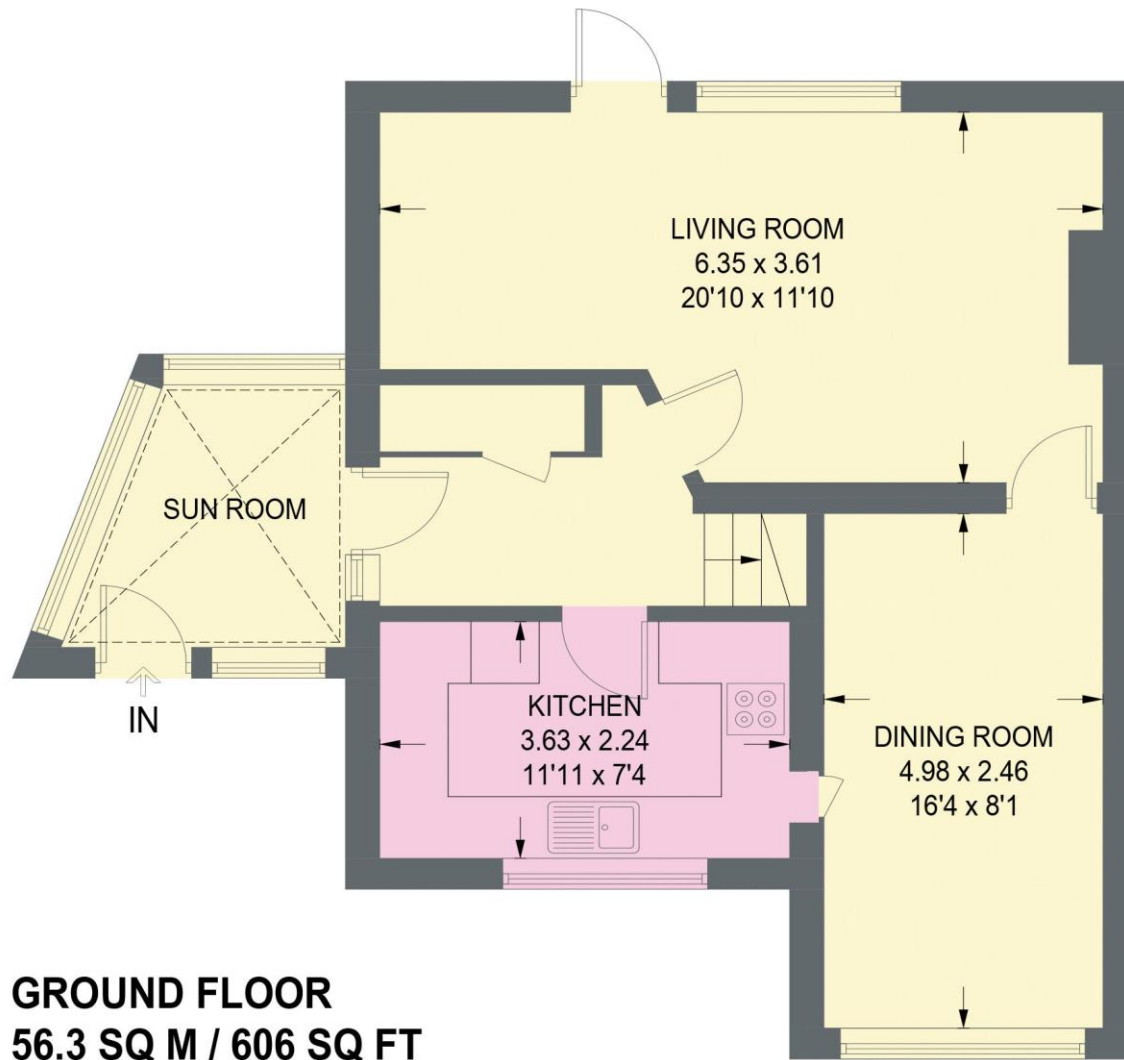


Illustration for identification purposes only, measurements are approximate, not to scale.





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