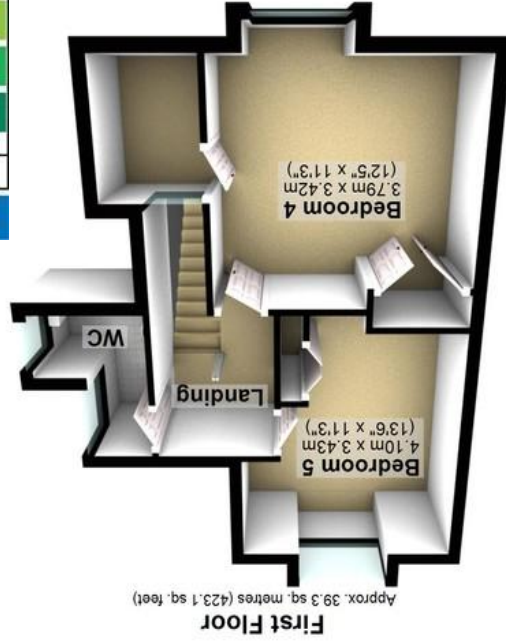


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

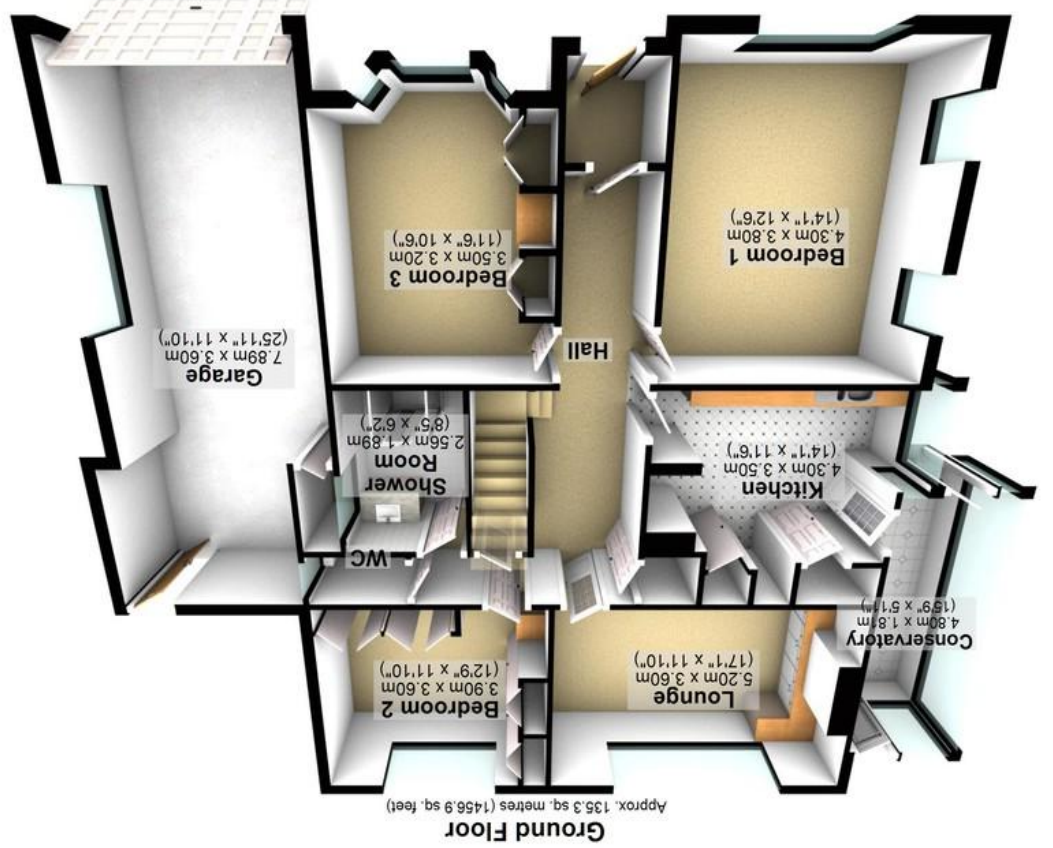
www.epc4u.com

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	64
Potential	82

**Energy Efficiency Rating**



Total area: approx. 174.7 sq. metres (1880.0 sq. feet)  
All measurements are approximate  
Plan produced using Planlup.





480 Redmires Road | Lodge Moor | Sheffield | S10 4LG

Property Tenure: Freehold

An exceptionally rare opportunity has arisen to purchase this incredibly deceptive five bedroomed, extended detached, dormer bungalow. Enjoying some spectacular views to the rear over the valley the property benefits from off road parking, garage and is offered to the open market with no onward chain and immediate vacant possession. Located in very heart of ultra popular Lodge Moor within walking distance of the open countryside, numerous local amenities are also on hand along with being located close to principal hospitals and universities. Ideal for those looking to downsize or the growing family market as the property has undergone some significant extension work to the loft and side. With Ofsted rated excellent schooling catchments are also available it's easy to say that viewing is absolutely essential to fully appreciate the potential on offer by this wonderful property.



### PROPERTY FEATURES

- INCREDIBLY RARE OPPORTUNITY TO MARKET
- AVAILABLE WITH NO ONWARD CHAIN AND IMMEDIATE VACANT POSSESSION
- HEART OF ULTRA POPULAR LODGE MOOR
- FABULOUS VIEWS OVER THE VALLEY TO THE REAR
- OFF ROAD PARKING GARAGE AND GARDENS
- EXTENDED TO THE LOFT AND SIDE ALREADY
- VIEWING ESSENTIAL TO SEE FULL POTENTIAL ON OFFER
- WALKING DISTANCE TO THE OPEN COUNTRYSIDE
- PERFECT FOR THE DOWNSIZE OR GROWING FAMILY MARKET
- FREEHOLD COUNCIL TAX BAND F £2,966.64PA

