



Spencer.

114, Lydgate Lane, Sheffield, S10 5FP

Buy —

this unique and well presented first floor duplex apartment with private rear garden set in a popular and vibrant community.

— from *Spencers*.

- Unique first floor duplex apartment
- Three ample bedrooms
- Family bathroom and master with ensuite shower room
- Separate fitted Kitchen
- Cosy lounge
- Private garden
- Excellent location
- Council Tax Band-A
- EPC Rating-D
- [What3words///gift.atom.afford](https://www.what3words.com/gift.atom.afford)



**£255,000**



# Floorplan

## 114 LYDGATE LANE

APPROXIMATE GROSS INTERNAL AREA = 115.7 SQ M / 1245 SQ FT  
EXTERNAL STORE = 1.3 SQ M / 14 SQ FT  
TOTAL = 117.0 SQ M / 1259 SQ FT

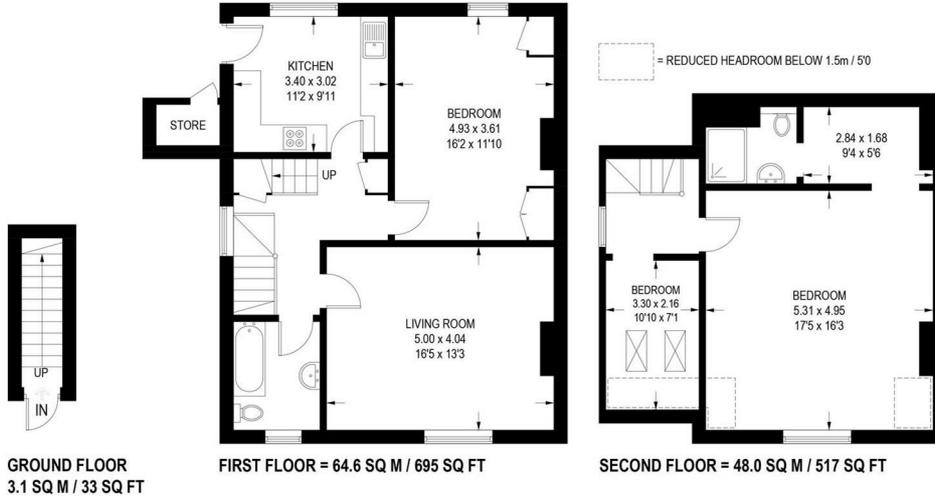


Illustration for identification purposes only, measurements are approximate, not to scale.

**Spencer.**

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Viewing: Via the Agents  
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