



69 Knutton Crescent, Parson Cross, Sheffield, S5 9NX

Offers In The Region Of £175,000

A WELL PRESENTED THREE BEDROOM MID-TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

The property forms the ideal purchase for the first-time buyer, located only a moments drive from Halifax Road making travelling to Sheffield City Centre readily accessible.

The accommodation is complemented by both gas central heating and uPVC double glazing and briefly comprises: Entrance Porch, inner Hall, spacious Lounge, fitted Kitchen with appliances, rear entrance Lobby, Cloakroom and Conservatory. There are three Bedrooms and recently installed Bathroom suite.

There is off-road car parking and an enclosed rear garden.

ENTRANCE PORCH

With uPVC door and glazed side panel

HALL



With radiator, laminate flooring, storage cupboard and meter cupboard

LOUNGE



with feature marble composite fireplace surround, two radiators, two front facing uPVC windows and laminate flooring

KITCHEN



Re-fitted with a range of modern base and wall units with inset stainless steel sink set beneath the rear facing uPVC window. Integrated gas hob and electric oven with high level extractor hood. Wall mounted gas central heating boiler. Radiator and laminate flooring

REAR ENTRANCE LOBBY

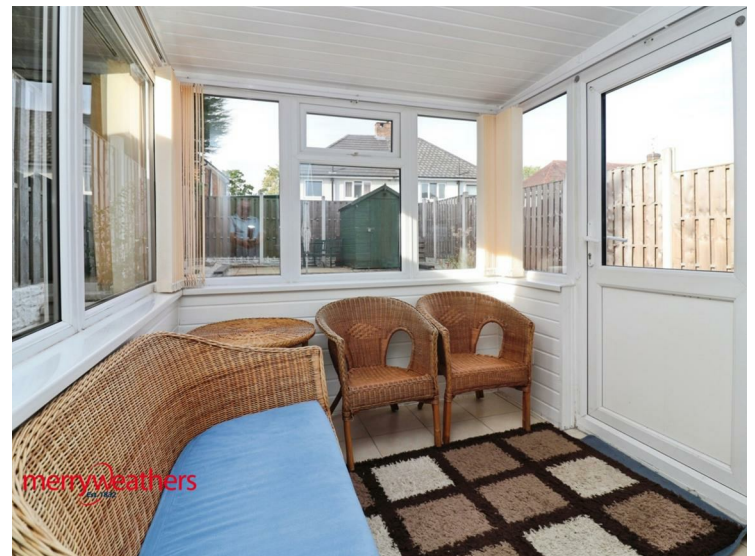
With laminate flooring and uPVC rear entrance door into the Conservatory.

CLOAKROOM



With W.C. and pedestal wash basin, radiator and uPVC opaque window

CONSERVATORY



With uPVC windows and door into the garden. Radiator and tiled floor

LANDING

FRONT BEDROOM



With radiator, uPVC window built-in airing cupboard and storage cupboard. Laminate flooring

REAR BEDROOM



Having radiator, laminate flooring and built-in cupboard

FRONT BEDROOM



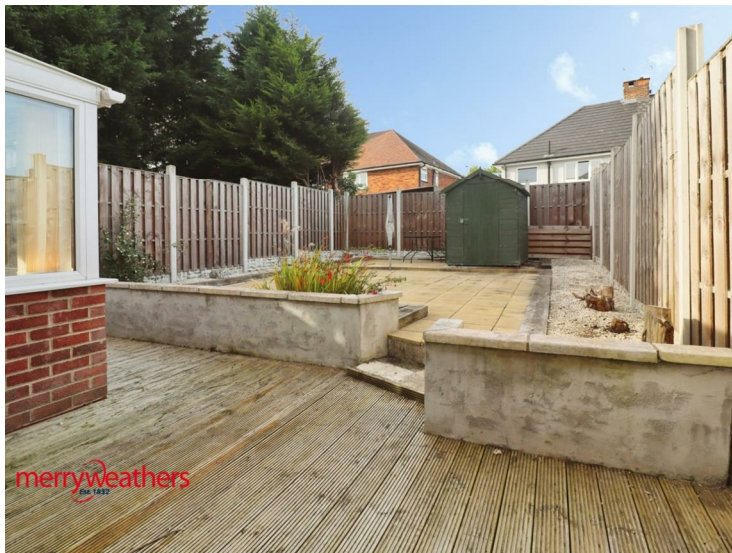
With radiator and uPVC window

BATHROOM



Re-fitted with a walk-in shower enclosure and electric 'Aqualisa' shower, vanity wash basin and W.C. Heated towel rail and uPVC opaque window.

OUTSIDE



To the front is a concreted hardstanding with double wrought iron gates and brick boundary wall. To the rear is an enclosed decked and paved garden.

MATERIAL INFORMATION

Please note this property comes under Section 21 of the Estate Agents Act in that it is owned by a member of our staff.

Council Tax Band: A

Tenure : Freehold

Property Type Mid terraced house

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

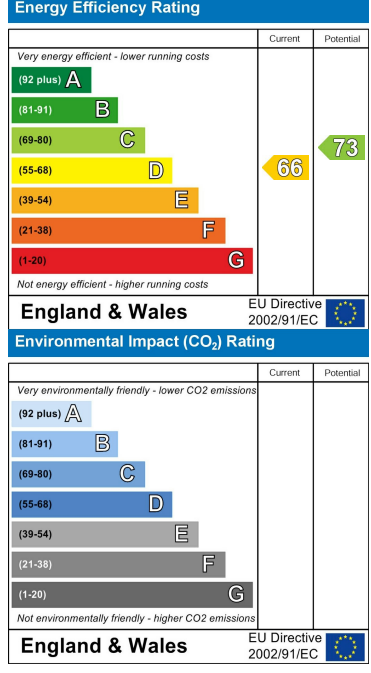
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

