



94 Clifton Crescent, Sheffield, S9 4BE

**Offers In The Region Of £250,000**

Merryweathers are proud to offer to the market this FANTASTIC well-presented semi-detached FAMILY HOME, ideal for first-time buyers or families, featuring an superb open-plan kitchen diner, three spacious bedrooms, a sizeable private garden, and a single garage, all situated in a HIGHLY sought-after location with easy access to public transport and local amenities.

Viewing is HIGHLY recommended to appreciate what this STUNNING property has to offer!!

Call Merryweathers today to arrange your viewing on 01226 730850.

## Property Introduction

I am delighted to introduce to the market this well-presented, semi-detached house for sale. The property is in good condition, ready to welcome its new owners. Situated in a highly sought-after location, it benefits from easy access to public transport links, local amenities, and scenic walking routes. This makes it an ideal purchase for first-time buyers or families seeking a balance between convenience and tranquillity.

The heart of the home is the open-plan reception room. Offering a spacious layout, it is perfect for entertaining guests or spending quality family time. The property boasts three generously proportioned bedrooms, providing ample space for a growing family or professionals working from home.

Further enhancing the appeal of this beautiful home is the sizeable garden. Fenced for privacy, it provides a safe and serene environment for children to play or for adults to enjoy outdoor pursuits. The property also benefits from a single garage, offering secure parking or additional storage space.

In summary, this semi-detached house, with its blend of modern living and prime location, is an opportunity not to be missed. Contact us today to arrange a viewing and take the first step towards making this house your new home.

## Porch 7'1" x 6'11" (2.16 x 2.11)

With a front facing composite entrance door and UPVC windows.

## Entrance Hall



With a front facing UPVC entrance door and side facing window, central heating radiator and stairs rising to the first floor accommodation.

## Kitchen Diner 22'4" x 15'8" (6.83 x 4.80)



Featuring a centre island with roll edge work surfaces with a stainless steel drainer sink unit with mixer tap in set. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With integrated appliance to include automatic washing machine, dishwasher and induction hob. With central heating radiator and bi folding doors to the patio area.

## Lounge 9'10" x 10'10" (3.00 x 3.31)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative wood panelled wall.

## WC 2'3" x 5'2" (0.69 x 1.59)

With a low flush WC and built in hand wash basin.

## Master Bedroom 11'10" x 11'0" (3.61 x 3.37)



With a rear facing UPVC window, central heating radiator and comprehensive fitted wardrobes.

### Second Bedroom 10'1" x 8'2" (3.09 x 2.51)



With a front facing UPVC window and central heating radiator, the room is of double size and benefits from neutral décor.

### Third Bedroom 6'8" x 8'8" (2.05 x 2.65)



With a front facing UPVC window and central heating radiator, the room is of single size and is currently used as a dressing room.

### Bathroom 5'8" x 7'8" (1.73 x 2.34)



With a three piece suite comprising of bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### External

To the front of the property is a small garden secured by a brick wall. To the rear of the property is a laid to lawn garden with patio area and outbuilding currently used as a gym.

### Material Information

Council Tax Band: B

Tenure: Leasehold

Property Type: Semi Detached

Construction type Brick built

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: Driveway

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

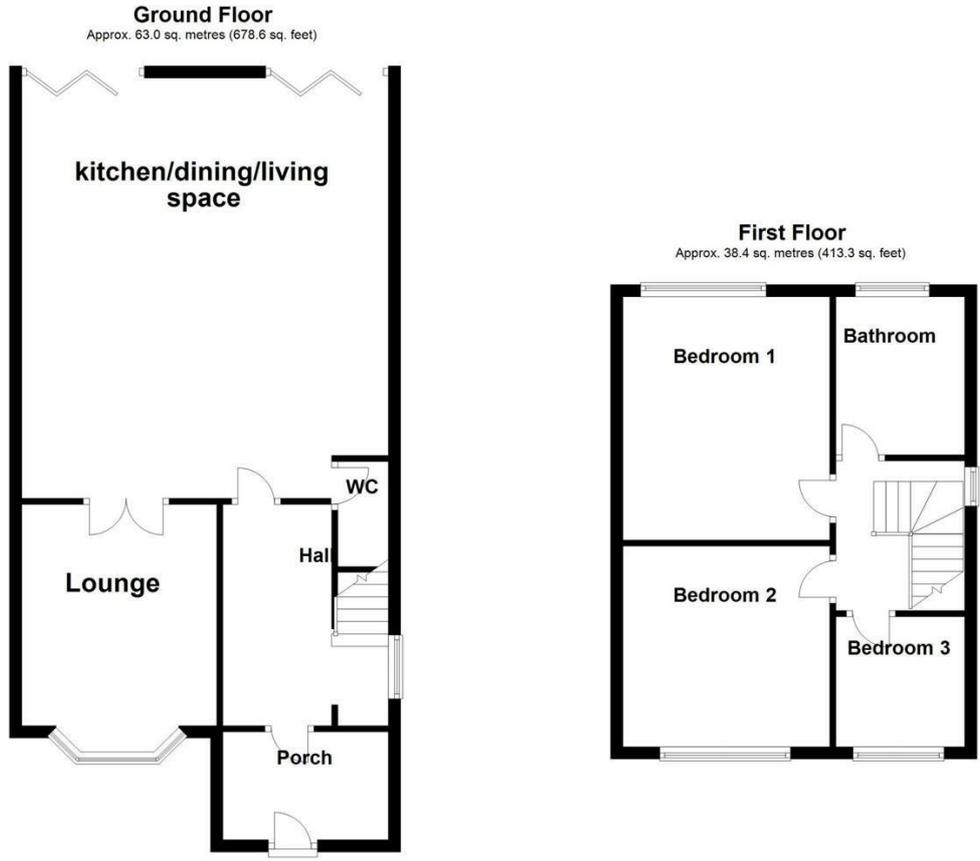
Coal mining area South Yorkshire is a mining area

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 convincing solicitor.

# Floor Plan



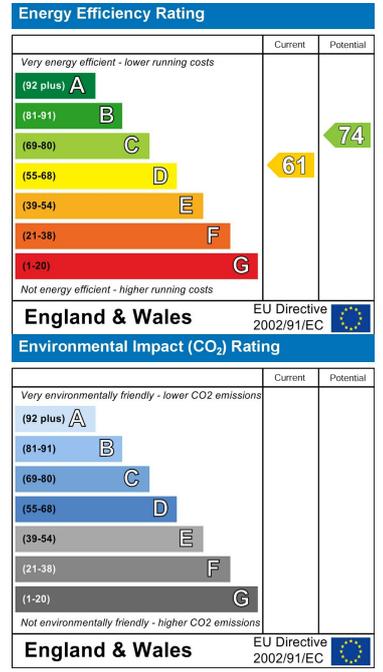
Total area: approx. 101.4 sq. metres (1091.9 sq. feet)

Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided as an indicative guide to help illustrate the general layout of the property only.  
Plan produced using PlanUp.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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