

# Saxton Mee



**Lister Crescent Gleadless Sheffield S12 3FS**  
**Price £180,000**



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This well presented three bedroom, bay fronted semi detached property enjoys a fully enclosed rear garden and benefits from a double-width block paved driveway providing off-road parking, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises: enter via a uPVC door into the entrance hall with access into the lounge which has a bay window and a cast-iron wood burner which is inset in the chimney breast and the focal point of the room. A door then opens into the kitchen/dining room which has a range of wall, base and drawer units with contrasting worktops which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, dishwasher and washing machine along with space for a fridge freezer and the housed gas boiler. There is a rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the shower room. The principal double bedroom is to the front aspect. Double bedroom two is to the rear aspect and benefits from a fitted cupboard. Bedroom three is currently used as an office. The shower room has a WC and wash basin set on a vanity unit, complemented with a chrome towel radiator.

- THREE BEDROOM SEMI DETACHED PROPERTY
- WELL PRESENTED ACCOMMODATION
- LOUNGE WITH A CAST-IRON WOOD BURNER
- FITTED KITCHEN
- STYLISH SHOWER ROOM
- GOOD SIZED REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





#### **OUTSIDE**

To the front is a block paved double-width driveway providing off-road parking. Access down the side to the fully enclosed rear garden which is mostly laid to lawn and has a wooden decked seating area and a garden shed.

#### **LOCATION**

Lister Crescent is a highly desirable residential area and benefits from local amenities; including shops, primary & secondary schools and public transport links. Ideally placed for links to both the M1 motorway networks and access to Sheffield City Centre.

#### **MATERIAL INFORMATION**

The property is Leasehold with a term of 800 years running from the 25th March 1936. The property is currently Council Tax Band A.

#### **VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

