



Adrian Crescent Sheffield S5 8EA
Price £190,000

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**** FREEHOLD **** Located in this popular residential area is this well presented, two double bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, uPVC double glazing. The property is ideally located with excellent local amenities including shops, schools and parks within easy reach. Transport links with access to major roads including the A61 and M1 motorway, just minutes away.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front door into the entrance hall. The integrated kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Downstairs cloakroom/WC. The lounge has a door opening onto the rear garden.

A staircase rises to the first floor landing with access into the two double bedrooms and the bathroom. The principal bedroom has two front windows and fitted wardrobes. Bedroom two is to the rear aspect. The bathroom has a chrome towel radiator and a three piece suite including bath with overhead shower, WC and wash basin.

- TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
- INTEGRATED KITCHEN
- LOUNGE WITH DOORS OPENING TO THE REAR
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- THREE PIECE SUITE BATHROOM
- DOWNSTAIRS CLOAKROOM/WC
- EXCELLENT TRANSPORT LINKS WITH BUSES & NEARBY A61/M1
- CLOSE TO SHOPS, SCHOOLS & LOCAL AMENITIES





OUTSIDE

To the front is a driveway providing off-road parking. To the rear is an enclosed garden with a patio, lawn and decking.

LOCATION

Located in this popular residential area with excellent local amenities nearby. Excellent regular public transport links. Large Asda Superstore nearby. Easy access to Sheffield City Centre and M1 Motorway.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Chris Spooner

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.

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