



Martin Crescent Sheffield S5 9GN
Offers Around £220,000

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**** FREEHOLD **** Fully renovated and modernised is this three bedroom, bay fronted semi detached property which enjoys a landscaped garden and benefits from a driveway providing off-road parking for up to three cars, uPVC double glazing and gas central heating. Improvements include a new kitchen and bathroom, replastered, a full re-wire and a new boiler. The location is perfect for families, with local schools, excellent transport links to the M1 and Meadowhall, and an abundance of local amenities, parks, green spaces, and countryside walks all within easy reach.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with access into the lounge. The well proportioned lounge has a bay window allowing natural light. Double doors open into the open plan kitchen/diner which has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, microwave and dishwasher along with space for an American style fridge freezer and a washing machine. There is a breakfast bar and space for a dining table and chairs. French doors open into the extended garden room with access onto the garden and a downstairs WC.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The master is to the front aspect and has a feature wall. Double bedroom two overlooks the rear. Bedroom three has a fitted cupboard and is to the front aspect. The stylish bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- LOVELY FAMILY HOME
- MODERNISED & REFURBISHED THROUGHOUT
- NEW OPEN PLAN KITCHEN/DINER
- LOUNGE WITH BAY WINDOW
- NEW THREE PIECE SUITE BATHROOM
- GARDEN ROOM & DOWNSTAIRS WC
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR UP TO THREE CARS
- LANDSCAPED REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- AMENITIES & SCHOOLS CLOSE-BY





OUTSIDE

To the front of the property is a gravelled area and a block paved driveway providing off-road parking for up to three cars. Coal house with under stair storage and houses the gas combination boiler. The fully enclosed garden has a patio, lawn and gravelled border.

LOCATION

The property is located in the popular residential area, with convenient access to a host of local amenities, shops and supermarkets, excellent transport and commuting links to the M1 Motorway Network and Meadowhall Shopping Centre, Ofsted GOOD & OUTSTANDING Rated Schools and is within walking distance to a number of Public Parks, Open Green Spaces and some fantastic Countryside and Woodland.

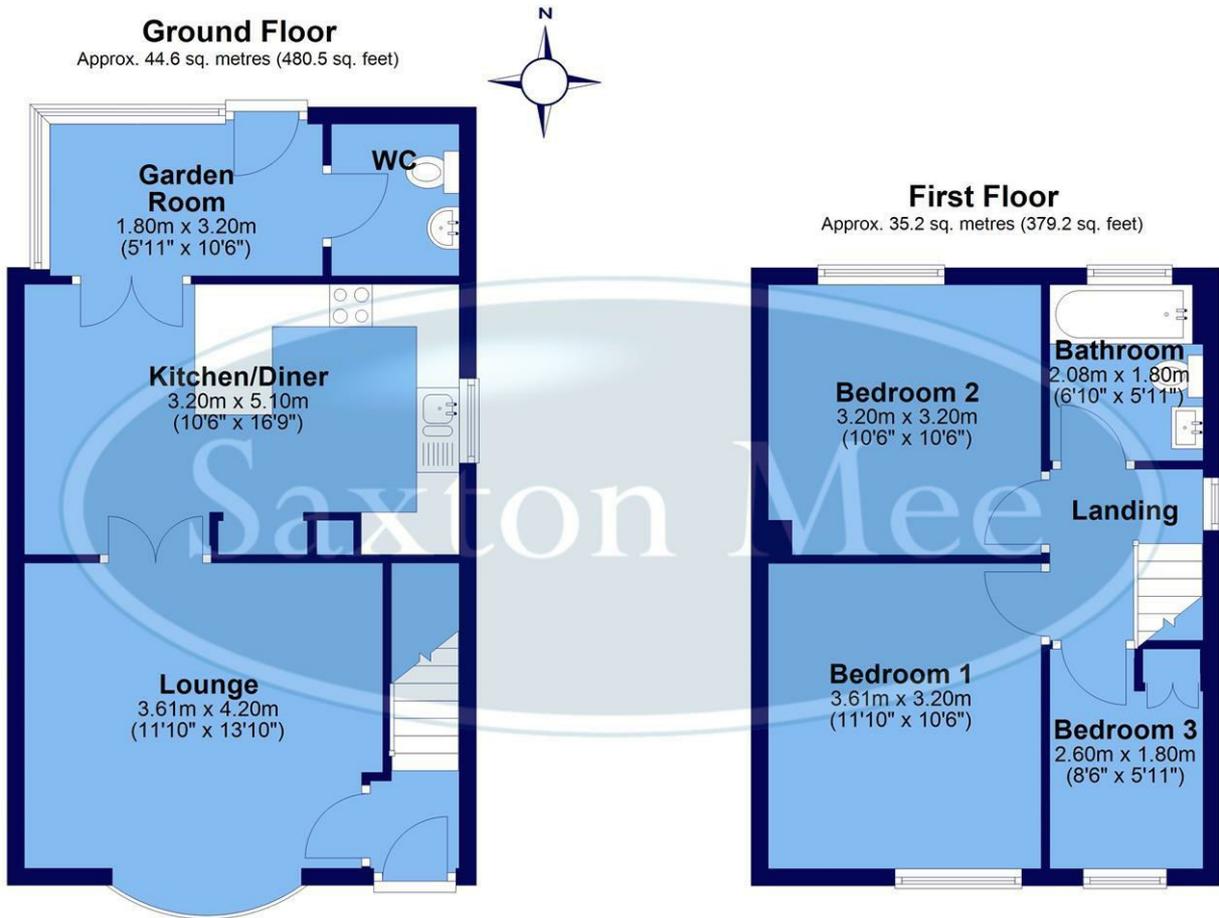
MATERIAL INFORMATION

The property is Freehold and 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.



Total area: approx. 79.9 sq. metres (859.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	60		