

Saxton Mee



**Knutton Crescent Sheffield S5 9NX**  
**Price Guide £165,000**

**St Luke's**  
Sheffield's Hospice

# Knutton Crescent

Sheffield S5 9NX

**Price Guide £165,000**

GUIDE PRICE £165,000-£175,000 \*\* FREEHOLD \*\* Situated in this popular residential area is this recently modernised, three bedroom end terrace which is situated on this good size plot enjoying a front garden and a fully enclosed rear garden. The property benefits from a garage, entrance porch with uPVC door, uPVC double glazing and gas central heating. Tastefully decorated throughout, the living accommodation briefly comprises, front uPVC door which opens into the entrance hall with an under stair storage cupboard. Access into the lounge and the kitchen/diner. The lounge is a good size which has a front window allowing natural light. The kitchen/diner has a range of wall, base and drawer units with a contrasting work top which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a washing machine and dishwasher. There is a cupboard which houses the gas boiler and double French doors for access to the rear garden. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. Bedroom one benefits from fitted units. The bathroom comes with a four piece suite including bath, walk in shower, WC and wash basin.

- FREEHOLD
- RECENTLY MODERNISED
- OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL AREA
- SCHOOLS AND PARKS NEARBY





## OUTSIDE

Shared access to a driveway leads to the detached garage and access to the rear garden. There is a parking space in front on the garage.

## LOCATION

With easy access to Sheffield City Centre. Good local schools and parks.

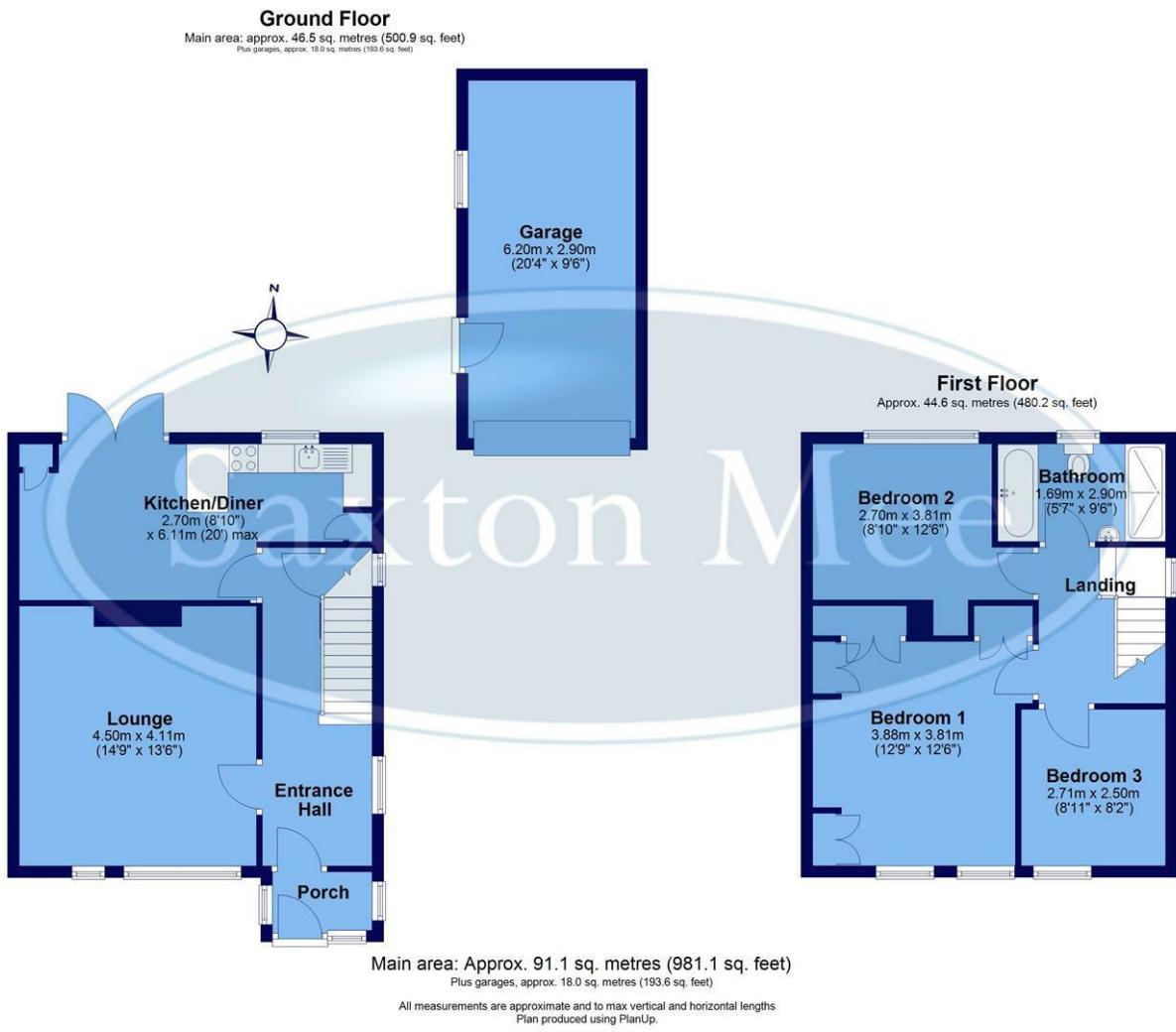
## MATERIAL INFORMATION

This property is FREEHOLD

## VALUER

Greg Ashmore MNEAE

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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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B3)	C
(D5-D6)	D
(E7-E8)	E
(F11-F12)	F
(G13-G14)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A
(B1-B1)	B
(B2-B3)	C
(D5-D6)	D
(E7-E8)	E
(F11-F12)	F
(G13-G14)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC