



Doe Royd Crescent Sheffield S5 8GF
Offers In The Region Of £150,000

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**** FREEHOLD ** NO CHAIN **** Completely modernised and refurbished throughout is this two bedroom semi detached property which enjoys gardens to both the front and rear along with the added benefit of a driveway providing off-road parking, uPVC double glazing, a brand new boiler and gas central heating. Located in the popular residential area in the outskirts of Sheffield on Doe Royd Crescent the property is situated close to an excellent range of local amenities, local doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, Sheffield, Rotherham, Barnsley, nearby train station and local nearby park. Having undergone a complete refurbishment including but not limited to a rewire, plumbing, new kitchen and bathroom, internal doors, redecorated and new flooring throughout. Neutrally decorated the living accommodation briefly comprises front uPVC entrance door which opens into the entrance hall with access into the lounge with a lovely bay window allowing lots of natural light. There is an under stair cupboard and access into the kitchen. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated electric oven and plumbing for a washing machine. There is access to two useful storage cupboards, one which houses the boiler and a rear entrance door. From the entrance hall, a staircase rises to the first floor landing with access into the two bedrooms and the shower room. Bedroom one to the front is a generous double and benefits from a fitted cupboard. Double bedroom two overlooks the rear garden. The shower room comes with a new suite including a double shower enclosure, WC and wash basin.

- EARLY VIEWING ADVISED
- COMPLETELY MODERNISED & REFURBISHED THROUGHOUT
- GARDENS TO THE FRONT & REAR
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- TWO GENEROUS SIZE BEDROOMS
- NEW KITCHEN & SHOWER ROOM
- POPULAR LOCATION WITH AMENITIES CLOSE-BY
- M1 MOTORWAY LINKS & EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

A driveway provides off-road parking. Lawn gardens to the front and rear with new fencing.

LOCATION

Situated in the popular residential area in the outskirts of Sheffield on Doe Royd Crescent the property is situated close to an excellent range of local amenities, local doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, Sheffield, Rotherham, Barnsley, nearby train station and local nearby park.

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.



Ground Floor

Approx. 29.3 sq. metres (315.7 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 58.4 sq. metres (628.7 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	88
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		71	87
		EU Directive 2002/91/EC	