



Maple Croft Crescent Sheffield S9 1DN
Guide Price £170,000

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GUIDE PRICE £170,000-£180,000 ** NO CHAIN ** Situated on this attractive tree-lined road is this effectively extended, three bedroom semi detached property which enjoys gardens to both the front and rear and benefits from a driveway, garage, uPVC double glazing and gas central heating. In brief, the living accommodation comprises: composite entrance door which opens into the entrance hall. Access into the good size lounge with a large front window filling the room with natural light, while the focal point of the room is the gas fire set in the attractive surround. An archway leads into the dining area with double doors opening onto the extended garden room with a side composite entrance door. Access into the kitchen having a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated electric oven, space for a fridge and housing for a washing machine. From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, a cupboard housing the gas boiler and the three bedrooms. Three piece suite bathroom comprising bath with electric shower and shower attachment, WC and wash basin set in a combination unit.

- VIEWING RECOMMENDED
- THREE BEDROOM SEMI
- EFFECTIVELY EXTENDED WITH A GARDEN ROOM
- DRIVEWAY & GARAGE
- MEADOWHALL & M1 MOTORWAY LINKS
- ATTRACTIVE REAR VIEWS





OUTSIDE

A low wall encloses the front garden. Gates open to a driveway which leads down to the side of the property to the single detached garage. A gate then opens to the fully enclosed rear garden with two lawned areas, a decked patio area.

LOCATION

Less than 10 minutes drive from Northern General Hospital as well as situated within easy access to local amenities including Meadowhall shopping facilities, popular schools, public transport links, and the M1 Motorway network.

NOTES

The property is Leasehold with a term of 800 years running from the 29th September 1965.
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.

Approx. 60.8 sq. metres (654.2 sq. feet)



All measurements are approximate
Plan produced using PlanUp.

The figure consists of two side-by-side bar charts. The left chart is titled 'Energy Efficiency Rating' and the right chart is titled 'Environmental Impact (CO₂) Rating'. Both charts compare 'Current' standards (EU Directive) and 'Proposed' standards (UK EPC) across seven energy efficiency bands. The bands are color-coded: Green (92-101), Light Green (81-91), Yellow-Green (69-80), Yellow (58-68), Orange (47-54), Red-Orange (35-43), and Red (21-33). In the 'Energy Efficiency Rating' chart, the 'Current' standard is at band G (21-33) and the 'Proposed' standard is at band A (92-101). In the 'Environmental Impact (CO₂) Rating' chart, the 'Current' standard is at band G (1-20) and the 'Proposed' standard is at band A (92-101). The 'Proposed' standard is consistently higher (better) than the 'Current' standard in both charts.

Rating Category	Current Standard (EU Directive)	Proposed Standard (UK EPC)
Energy Efficiency Rating	Band G (21-33)	Band A (92-101)
Environmental Impact (CO ₂) Rating	Band G (1-20)	Band A (92-101)

