



Knutton Crescent Sheffield S5 9NW
Guide Price £160,000

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GUIDE PRICE £160,000-£170,000 ** 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 fully enclosed rear garden. The property benefits from a driveway providing off-road parking for three cars, 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 a downstairs WC and under stair storage cupboard. Access into the lounge and the kitchen/diner. The lounge has a front window allowing natural light, while the focal point is the electric fire. 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, dishwasher and American style fridge freezer. There is a cupboard which houses the gas boiler and a rear uPVC entrance door. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. Two of the bedrooms benefit from fitted storage. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- FREEHOLD
- RECENTLY MODERNISED
- OFF ROAD PARKING FOR UP TO THREE CARS
- FULLY ENCLOSED REAR GARDEN
- THREE BEDROOMS
- DOWNSTAIRS WC
- LOUNGE & KITCHEN/DINER
- POPULAR RESIDENTIAL AREA
- SCHOOLS & PARK NEARBY





OUTSIDE

A driveway providing off-road parking for up to three cars. Access down the side of the property leads to the fully enclosed rear garden which includes a patio and gate to a lawn with central path, gazebo with space for a hob tub and garden shed.

LOCATION

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

MATERIAL INFORMATION

The property is Freehold currently Council Tax Band A.

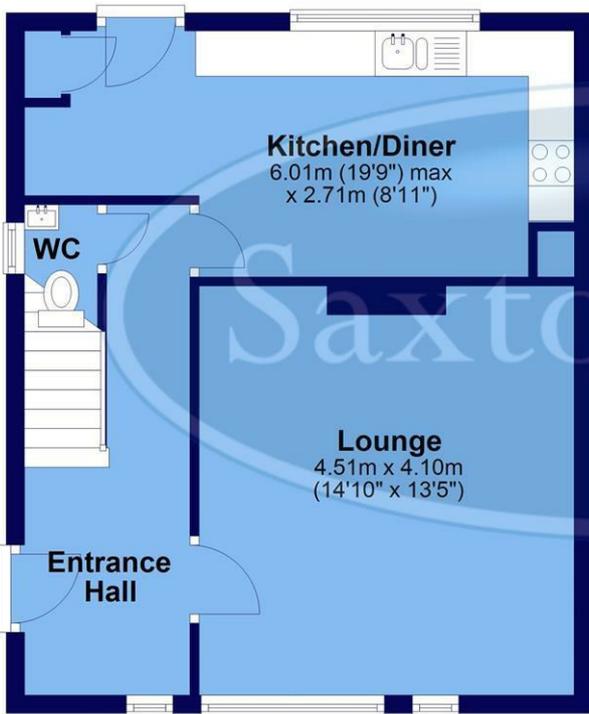
VALUER

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. 44.0 sq. metres (473.6 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



Total area: approx. 88.0 sq. metres (947.3 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			
(92-91) A			
(81-61) B			
(55-50) C			
(45-48) D			
(35-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91) A			
(81-61) B			
(55-50) C			
(45-48) D			
(35-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	