



Holgate Crescent Parson Cross Sheffield S5 9LD
Guide Price £150,000

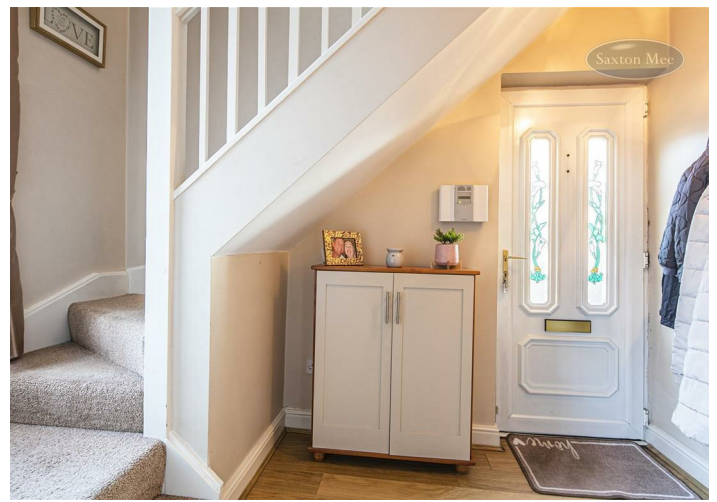
Holgate Crescent

Sheffield S5 9LD

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GUIDE PRICE £150,000-£160,000 ** FREEHOLD **NO CHAIN** SOUTH FACING REAR GARDEN ** is this largely extended, three bedroom end terrace which enjoys a good size, south facing rear garden and benefits from a large driveway, uPVC double glazing and gas central heating. In brief, the spacious and well presented living accommodation comprises of uPVC entrance door which opens into the entrance hall with access to the lounge with attractive flooring and a gas fire set in the attractive surround. Four bi-fold doors open into the largely extended dining kitchen having a range of wall, base and drawer units with work surfaces which incorporate the sink, drainer and six ring gas hob with extractor above. Integrated appliances include fridge, freezer, tumble dryer, dishwasher and double electric oven. Housing for a washing machine and a cupboard which houses the gas boiler. Breakfast bar and ample space for a dining table and chairs. French doors open onto the rear garden and two Velux windows which fill the room with natural light. Tiling to the floor. From the entrance hall access to the bathroom which comprises bath with overhead shower, WC and wash basin. A staircase rises to the first floor landing with access into the useful loft space and the three good size bedrooms, bedroom two benefiting from fitted wardrobes and desk unit.

- VIEWING ESSENTIAL
- EXTENDED ACCOMMODATION
- LARGE DRIVEWAY
- FREEHOLD & NO CHAIN
- THREE GOOD SIZE BEDROOMS





OUTSIDE

To the front a stone wall encloses a block paved driveway with parking for up to three cars. South facing, good size rear garden which is mostly laid to lawn and includes a patio. Large outbuilding with double doors, WC, electric and lighting.

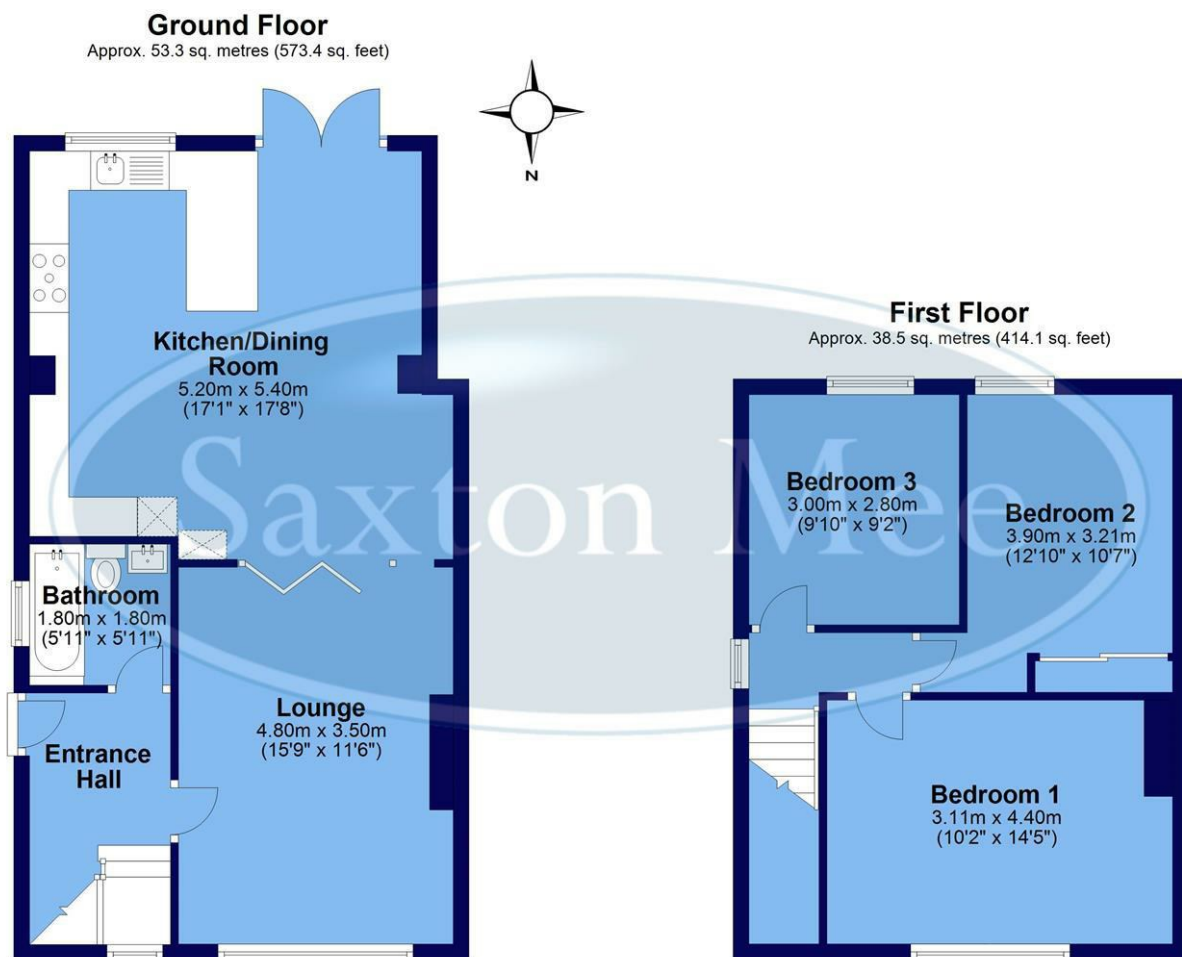
LOCATION

Located in this popular residential area of Parson Cross with good local amenities close by. Regular public transport. Easy access to Sheffield city centre and motorway connections.

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. 91.7 sq. metres (987.5 sq. feet)

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