



## 36 Crumpsall Road, Sheffield

- No Chain
- End of terrace
- Enclosed rear garden
- Ideal for first time buyer or investor alike
- Freehold
- Two bedrooms
- Gas central heating
- Convenient location

**Asking Price £100,000**

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Hunters are pleased to present this freehold end of terrace no chain, two bedroom end of terrace property which enjoys gardens to both front and rear, uPVC double glazing and gas central heating throughout. The living accommodation briefly comprises: entrance hall well proportioned lounge with front facing aspect with the focal point being the faux fireplace and having a useful under stairs cupboard. . Separate kitchen with a range of wall, base and drawer units., integrated electric oven, four ring hob and extractor and a side door to the rear hallway where there is a useful storage cupboard housing the combination boiler, separate w.c and rear door to the enclosed rear garden. First floor: access into the useful loft space. Two bedrooms which are generous in size . Bathroom with a white suite and comprising of bath with overhead shower and wash basin. Separate WC. The property is ideal for a first time buyer or as an investment property.

Outside - To the front is an enclosed lawn with privet hedge. A path leads to the front door and down the side of the house . A gate opens to the enclosed rear garden which is mostly laid to lawn with wood patio to the rear of the house.

Location - Situated in this popular residential area of Shirecliffe. Easy access to Northern General Hospital. Regular public transport. Easy access to Sheffield city centre, central hospitals and Universities.

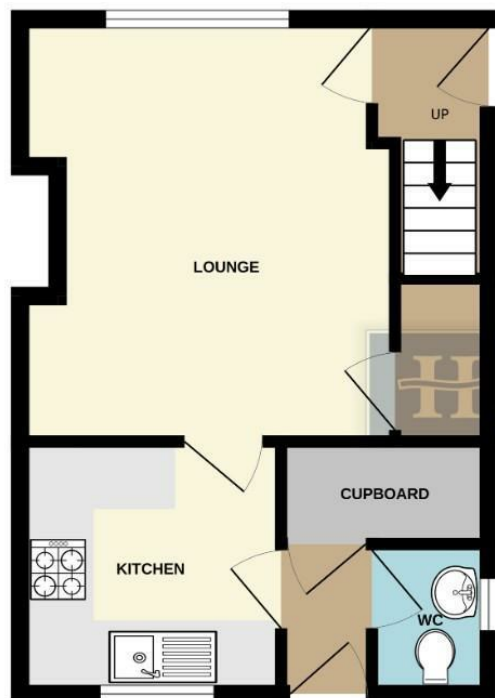






GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.

1ST FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

## Viewing

Please contact our Hunters Sheffield - Hunters Bar Office on 0114 267 2080 if you wish to arrange a viewing appointment for this property or require further information.



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