



Firth Park Crescent

Sheffield, S5 6HD

Guide Price £125,000



Hunters Hillsborough are delighted to market a three bedroom mid terrace situated in close proximity to the many shops and eateries Firth Park has to offer. This property would appeal to first time buyers and investors, having been successfully let previously. Entry to the property via front door into the bay windowed lounge with a high ceiling and neutral white painted walls. Through to the inner lobby with stairs rising to the first floor. The hub of the home is the bright, spacious family dining area leading into the off-shot kitchen. Cream floor tiles throughout, the dining room has a range of wall and base units matching the kitchen and a door leading down to the cellar. The kitchen has a Belfast sink, integrated electric oven, gas hob and space for a washing machine. Access to the enclosed rear garden via back door. The first floor has a master bedroom overlooking the front of the house with built-in cupboard space. Single bedroom to the rear and the family bathroom having a bath with centre taps, shower over bath, sink basin and W/C. Stairs rise to the second floor with a large double attic bedroom with Velux window and eaves storage. Outside- to the rear is a delightful garden with a stone patio and pergola with its very own grape vine. Storage buildings at the bottom of the garden. Within walking distance to the Firth Park shopping centre and situated just a short drive to the Northern General Hospital, Sheffield city centre and Meadowhall Shopping Centre. The property is also within five minutes drive of the major motorway networks which creates a convenient commute.



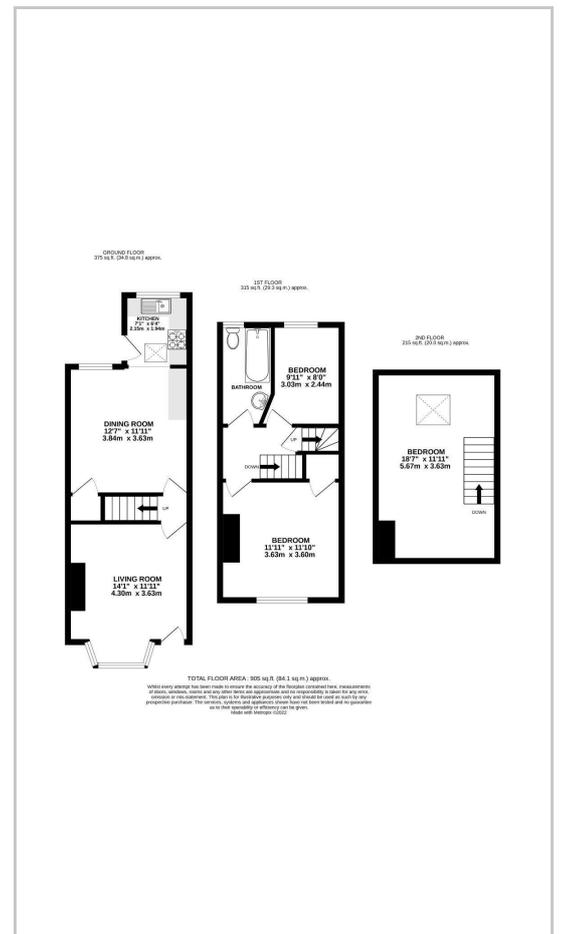
General Remarks

TENURE: The property is Leasehold 800 years from 29th September 1903
 Ground Rent £6.00
 WE ARE ADVISED THIS IS AN ABSENT LANDLORD
 RATING ASSESSMENT We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A .
 VACANT POSSESSION Vacant possession will be given on completion and all fixtures and fittings mentioned

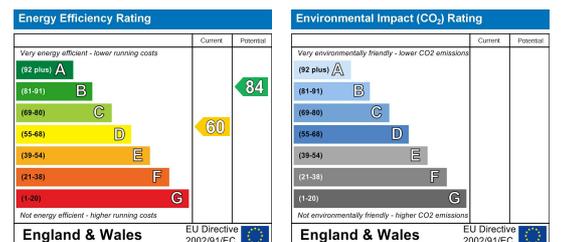
Area Map



Floor Plans



Energy Efficiency Graph



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.