HUNTERS®

HERE TO GET *you* THERE



Fox Hill Crescent

Sheffield, S6 1FX

Guide Price £130,000 - £140,000

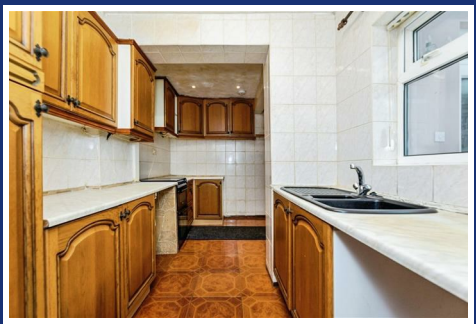
3 | 1 | 3 | D

- 3 BED END TERRACE
- PLENTY OF POTENTIAL
- FABULOUS FIRST BUY OR ADDITION TO A PORTFOLIO
- ADDITIONAL CONSERVATORY
- GOOD COMMUTER LOCATION AND CLOSE TO AMENITIES
- NO UPWARD CHAIN
- GREAT INVESTMENT OPPORTUNITY
- GENEROUS DIMENSIONS THROUGHOUT
- LOW MAINTENANCE GARDEN
- COUNCIL TAX BAND A

Fox Hill Crescent

Sheffield, S6 1FX

Guide Price £130,000 - £140,000







GUIDE PRICE £130,000 - £140,000. NO UPWARD CHAIN! A generously proportioned three double bedroom end terrace, offered with no upward chain and a fantastic opportunity for buyers and investors looking for a project. The property would benefit from modernising and upgrading throughout, but the space on offer is exceptional, with generous dimensions found in every room and an additional conservatory giving a total of three reception rooms.

Inside, an entrance porch and hall provide a practical welcome and lead into the living room, a bright and inviting space with a real focal point. Stairs rise from here to the dining area, which overlooks the living room and creates a great family hub or social space for entertaining. The conservatory offers extra room to use as you wish, while the kitchen sits at the heart of the home with direct access to the garden. Upstairs, three double bedrooms and a large family bathroom make for a layout with room for everyone, and plenty of scope to put your own stamp on it.

Outside, the low maintenance tiered garden is perfect for relaxing and entertaining through the summer months, and with on street parking to both the front and rear of the property, parking is easy.

The location is a great one for commuters, with good bus routes, an array of amenities close by and reputable schools in the surrounding area. For investors, the property also sits in a very buoyant rental area, adding to its appeal as an addition to a rental portfolio.

With so much space and potential, we highly recommend an early viewing to appreciate what this home could become.

ENTRANCE PORCH AND HALL
A composite glazed door opens into the entrance porch, with laminate flooring that is perfect for muddy wellies or paws. A wooden glazed door then leads into the entrance hall, an ideal cloakroom space boasting a large built in storage cupboard, with a wall mounted radiator and telephone point. A door leads through to the living area.

LIVING ROOM
13'1" x 12'5" (4 x 3.8)
Bathed in natural light from a large front facing uPVC window, this inviting living room features a wooden fireplace, which can be returned to a working gas fire if desired, providing a focal point and a cosy feel through the wintry months. A wall mounted radiator and aerial point complete the room, with stairs rising to the dining area

DINING ROOM
15'5" x 15'4" (at widest points) (4.7 x 4.69 (at widest points))
A spacious dining area overlooking the living room through an internal window, creating a great social space or family hub. A wall mounted radiator and fitted storage cupboards sit alongside uPVC French doors opening out into the conservatory, while a door leads to the staircase rising to the first floor.

KITCHEN
14'9" x 6'6" (4.5 x 2)
A fully tiled, 'L' shaped kitchen, fitted with an array of solid wood wall and base units offering plenty of storage space, complemented by contrasting cream work surfaces. An inset one and a half bowl sink and drainer with mixer tap sits alongside a free standing gas cooker, with space for a tall fridge/freezer and under counter space with plumbing for a washing machine. Inset spotlights, tiled flooring, a wall mounted radiator and extractor fan complete the room, with a uPVC glazed window looking into the conservatory and a composite glazed door leading out to the rear garden.

CONSERVATORY
10'9" x 10'5" (at widest points) (3.3 x 3.2 (at widest points))
Offering extra space to use as you wish, this full uPVC conservatory has a uPVC glazed door leading out to the garden. A wall light and tiled floor complete the room.

LANDING
Comprising a loft hatch with fitted ladders leading to a fully boarded loft which also houses the Combi boiler, wall mounted radiator, with doors leading to all bedrooms and the bathroom.

BEDROOM 1
13'11" x 10'9" (4.26 x 3.3)
A large double bedroom with built in wardrobes, a wall mounted radiator and front facing uPVC window.

BEDROOM 2
14'1" x 9'2" (4.3 x 2.8)
A further good sized double bedroom with built in wardrobes and storage cupboard, a wall mounted radiator, telephone point and rear facing uPVC window.

BEDROOM 3
9'10" x 7'10" (3 x 2.4)
A smaller double bedroom, equally suited as a home office or nursery, with a wall mounted radiator and front facing uPVC window.

BATHROOM
9'2" x 8'2" (2.8 x 2.5)
A generously sized, fully tiled family bathroom comprising a corner bath, separate large glass corner shower cubicle, pedestal sink and low flush WC. A wall mounted radiator, two frosted uPVC windows and an extractor fan complete the room, finished with white wash wood effect laminate flooring.

EXTERIOR
To the rear of the property is a fully enclosed, tiered garden, mainly slabbed to offer great places to entertain or sit out in the summer months. Well stocked borders with established shrubs and flowers add splashes of colour throughout the year. A gate at the back of the property leads to further on street parking.

Floorplan



Total floor area: 114.8 sq.m. (1,236 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

HUNTERS











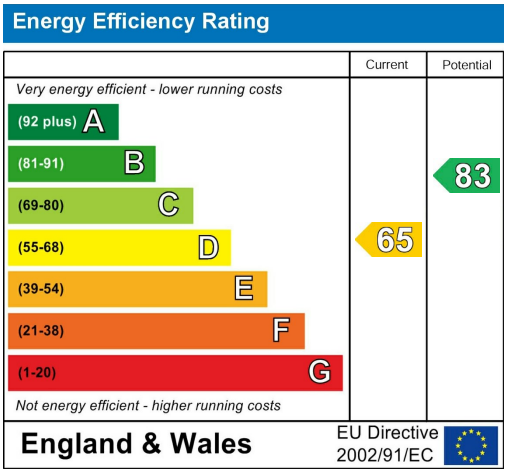


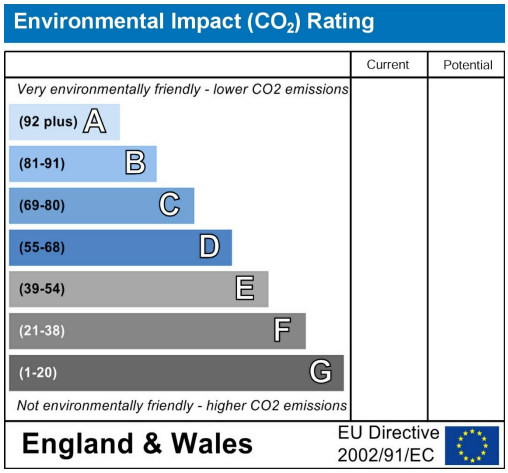







Energy Efficiency Graph





Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





HUNTERS®

HERE TO GET *you* THERE

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.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
https://www.hunters.com

The Property Ombudsman