



Park Crescent

Ecclesfield, Sheffield, S35 9XX

Guide Price £270,000 - £280,000



- 4 BED SEMI DETACHED
- MODERN FIXTURES AND FITTINGS
- SPACIOUS DIMENSIONS
- CUL DE SAC LOCATION
- GOOD COMMUTER SPOT

- 4 DOUBLE BEDROOMS
- IMMACULATE THROUGHOUT
- LOW MAINTENANCE, WELL LANDSCAPED GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX A

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GUIDE PRICE £270,000 - £280,000 Nestled in the tranquil cul-de-sac of Park Crescent, Ecclesfield, Sheffield, this immaculately presented four-bedroom semi-detached house is an ideal family home. The property is situated in the sought-after S35 area, offering convenient access to local amenities, parks, and excellent transport links, ensuring that daily life and commuting are both straightforward and enjoyable.

Upon entering, you are welcomed by a charming porch that leads into a spacious dining room and a comfortable living room, perfect for family gatherings. The well-appointed kitchen is functional and inviting, complemented by a downstairs WC and cloakroom for added convenience. The first floor boasts four generously sized double bedrooms, including a master suite, along with a family bathroom that caters to the needs of a busy household.

The exterior of the property is equally impressive. The front garden features steps leading up to a well-maintained lawn and low-maintenance flower beds, enhancing the home's curb appeal. The rear garden is a true highlight, offering a sun-drenched, fully enclosed space ideal for social occasions. With decked patio areas, a lush lawn, established trees and shrubs, and a charming pergola, this outdoor oasis is perfect for entertaining or simply enjoying the outdoors. Additional features include two sheds for storage, an outside tap, electrics, and outdoor lighting.

This delightful home, with its spacious interior and superb garden, is perfectly suited for a growing family. Early viewing is highly recommended to fully appreciate all that this property has to offer and to avoid disappointment.

PORCH

A uPVC door and windows make the porch a practical space, great for muddy paws and feet.

UTILITY/PANTRY

6'7 x 5'1 (2.01m x 1.55m)

A multi use space, working as both a utility and a pantry. It has undercounter space for a dryer and a further appliance, with a black laminate worktop above. There is wall shelving, a frosted uPVC window and black tiled flooring.

CLOAKROOM

A handy addition to any household, the cloakroom has monochrome tiled flooring, a frosted uPVC door and a frosted uPVC window.

DOWNSTAIRS W/C

A stylish downstairs WC with monochrome tiled flooring and a frosted uPVC window. It has a white gloss vanity unit with an inset sink, a low flush WC, a radiator, a white tiled splashback and an extractor fan.

KITCHEN

14'5 x 10'2 (4.39m x 3.10m)

The kitchen is fitted with white gloss wall and base units, set off by contrasting black laminate worktops. There is an inset stainless steel 1½ bowl sink, undercounter space for a washing machine and space for a tall fridge freezer. Appliances include a 4 ring gas hob and a double electric oven, and there is a storage cupboard. Black tiled flooring runs throughout, a uPVC window sits to the side and patio doors lead out onto the decked patio area.

DINING ROOM

12'10 x 11'6 (3.91m x 3.51m)

A cosy dining area with original floorboards underfoot, a radiator and a uPVC window, plus a BT point and a TV aerial point.

LIVING ROOM

20'1 x 13'0 (6.12m x 3.96m)

A roomy living room with dual aspect uPVC windows and patio doors. A traditional beige

marble fire surround with an electric fire provides a focal point, and there are two radiators and a TV aerial point.

MASTER BEDROOM

14'5 x 13'1 (4.39m x 3.99m)

A sumptuous master bedroom with a radiator, a uPVC window and a storage cupboard.

BEDROOM 2

13'1 x 12'4 (3.99m x 3.76m)

A spacious double bedroom with a uPVC window to the front and a TV aerial point.

BEDROOM 3

10'3 x 9'0 (3.12m x 2.74m)

Another double bedroom, with a radiator, a uPVC window overlooking the rear and a TV aerial point.

BEDROOM 4

10'6 x 8'5 (3.20m x 2.57m)

A further double bedroom, with a radiator, a uPVC window overlooking the rear and a TV aerial point.

BATHROOM

10'3 x 5'5 (3.12m x 1.65m)

A modern family bathroom with light grey laminate tile effect flooring and marble effect wall panelling. It has a white pedestal sink, a low flush WC and a bath with a telephone style tap. There is also a shower cubicle with a chrome drench shower, and a chrome towel radiator. Chrome spotlights, an extractor fan and a frosted uPVC window complete the room.

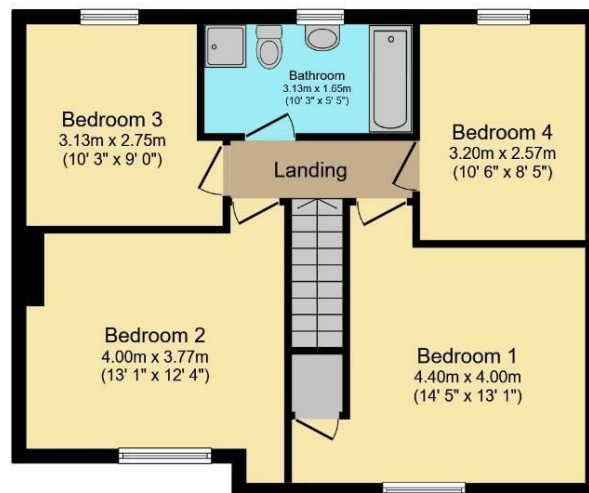
EXTERIOR

Located on a cul-de-sac, the property has steps to the front leading up to a lawn and low maintenance flower beds. The fully enclosed rear garden is sun drenched, and comprises decked patio areas, a lawn, established trees and shrubs and a pergola area, making it great for social occasions. There are also two sheds providing ample storage, an outside tap, outdoor electrics and outdoor lights.

Floorplan



Ground Floor

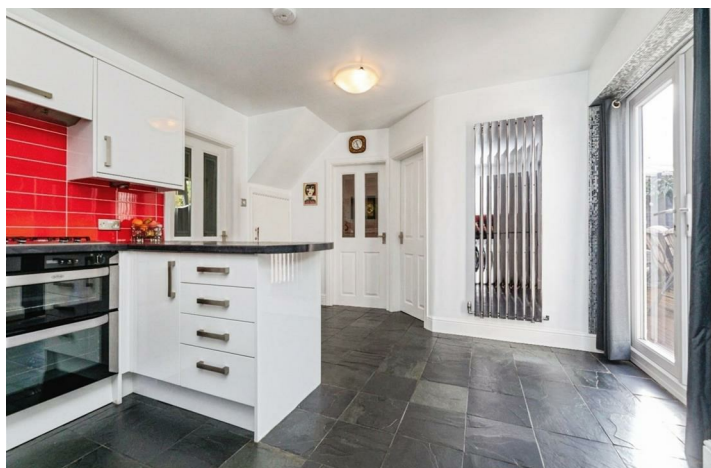


First Floor

Total floor area: 127.9 sq.m. (1,377 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

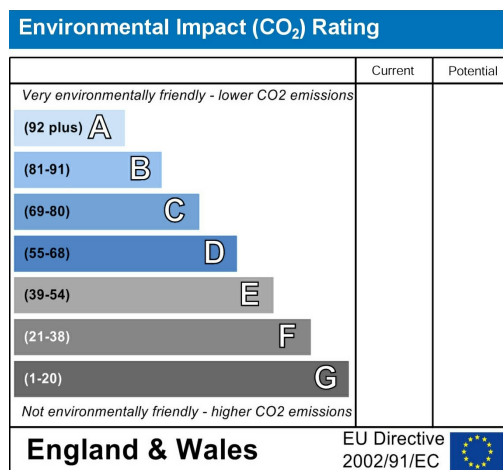
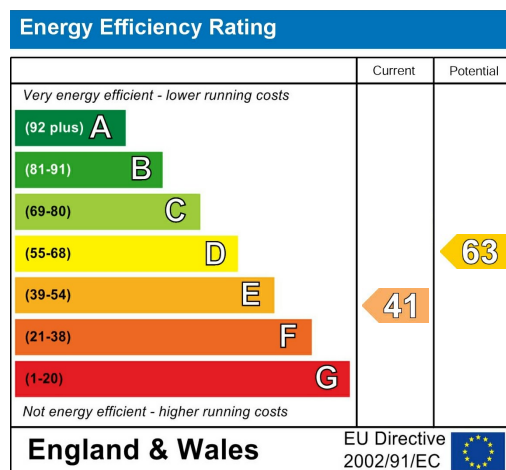
HUNTERS







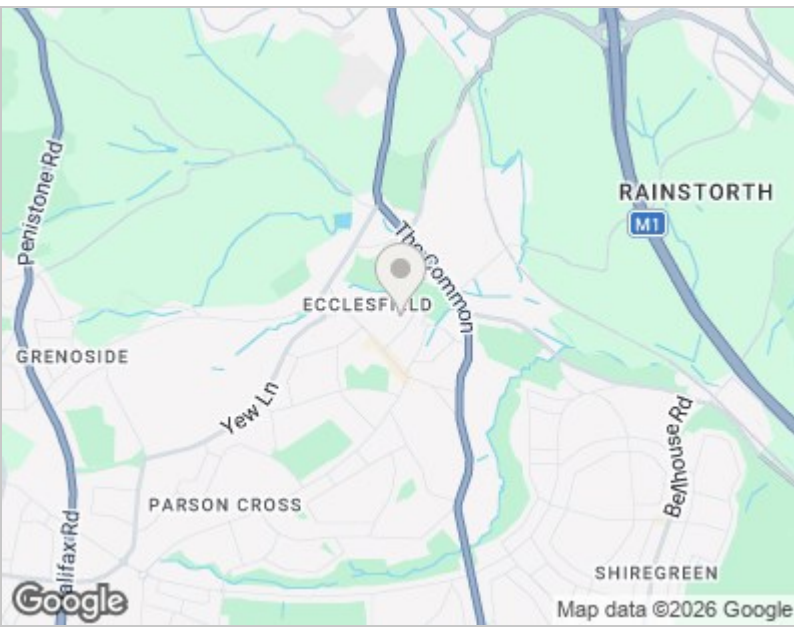
Energy Efficiency Graph



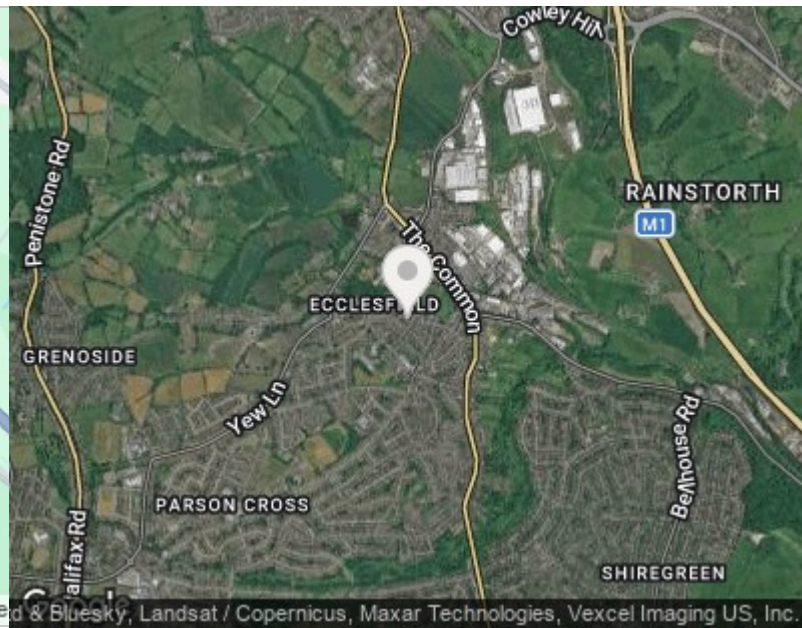
Viewing

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





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.

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