



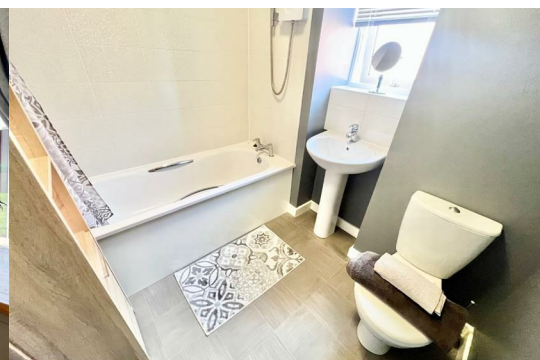
Falstaff Crescent

Sheffield, S5 8DD

Guide Price £200,000



GUIDE PRICE £200,000- £220,000. STEP INSIDE THIS BEAUTIFULLY PRESENTED, GENEROUSLY SIZED 3 BED SEMI DETACHED, WITH MODERN FEATURES THROUGHOUT AND NEUTRAL DECOR, YOU CAN JUST MOVE STRAIGHT IN! Located on a popular estate in S5, close to an array of amenities, a short drive to Meadowhall and the Northern General Hospital, surrounded by reputable schools, serviced by good bus routes and with direct roads leading to the M1, Sheffield and Rotherham. The property boasts great dimensions for every room, contemporary fixtures and fittings, three bathrooms, plenty of internal storage, a sizeable, enclosed garden and off road parking for up to three cars. Briefly comprising entrance hall, kitchen/diner, downstairs WC, living room, master bedroom with ensuite shower room, two further bedrooms and family bathroom. Must be seen to truly appreciate the impressive size and stylish finish...book now to avoid disappointment!



Entrance Hall

Through a glazed composite door leads into an inviting entrance hall, a great cloakroom space, comprising wall mounted radiator, stairs rising to the first floor and door leading directly into the kitchen/diner.

Kitchen/Diner 13'11 x 13'5 (in main body) (4.24m x 4.09m (in main body))
A sleek and spacious kitchen/diner, a great family hub, hosting an array of modern white gloss base and wall units providing plenty of storage space, contrasting grey work surfaces, LED lighting in the kick boards, inset stainless steel one and a half bowl sink with drainer and matching mixer tap, integrated gas hob and electric oven, stainless steel chimney style extractor, under counter space and plumbing for washing machine/dishwasher, wall mounted combi boiler, wall mounted radiator, large front facing uPVC window and doors leading to a large built in storage cupboard and downstairs WC.

Downstairs WC 6'2 x 4'10 (1.88m x 1.47m)
A handy addition to any busy household, and actually purpose built to be made into a disability lift to the first floor if desired. comprising low flush WC, white pedestal sink, wall mounted radiator and frosted uPVC window.

Living Room 16'9 x 11'01 (5.11m x 3.38m)
A light and airy living space drenched in natural light through two floor to ceiling uPVC windows across the back of the room over looking the garden, a uPVC door leads directly out onto the patio, creating a great social space, also comprising aerial point, telephone point and two wall mounted radiators.

Landing
A roomy, gallery style landing boasting a built in storage cupboard, wall mounted radiator, loft hatch and doors leading to all bedrooms and bathroom.

Master Bedroom 11'11 x 10'01 (3.63m x 3.07m)
A sumptuous master bedroom, hosting a fabulous floor to ceiling window flooding the room in natural light, also comprising built in storage cupboard, wall mounted radiator, aerial point and door leading into the ensuite shower room.

Ensuite 6'10 x 4'7 (2.08m x 1.40m)
A stylish shower room hosting a glass shower cubicle, low flush WC, pedestal sink, wall mounted radiator, extractor fan and frosted uPVC window.

Bedroom 2 14'5 x 9'5 (4.39m x 2.87m)
A well presented, large double bedroom comprising wall mounted radiator and rear facing uPVC window.

Bedroom 3
A large single or small double bedroom, would also make a great nursery or home office, comprising wall mounted radiator, aerial point, telephone point and rear facing uPVC window.

Bathroom
A generously sized family bathroom, tiled and decorated in 'on trend' grey and white, comprising bath with electric shower over, low flush WC, white pedestal sink, wall mounted radiator, extractor fan and frosted uPVC window.

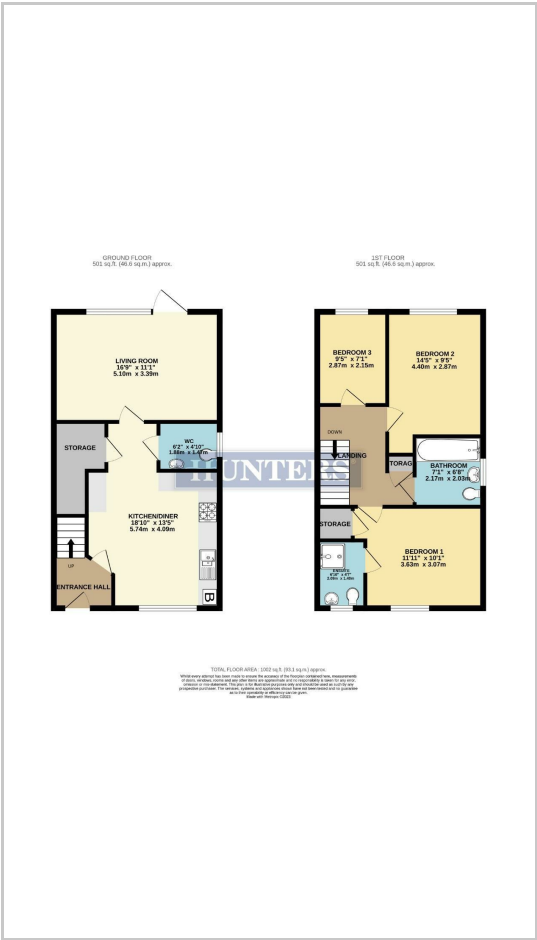
Exterior
The front of the property boasts great kerb appeal with wrought iron railings, established hedges and an extensive drive providing off road parking for three cars. To the rear of the property is a fully enclosed, well landscaped garden, hosting an extensive lawn, decked patio area perfect for entertaining in the summer months, raised; well stocked flower beds, shed for outdoor storage, outdoor tap and lighting to the front and rear of the property.

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.

Area Map



Floor Plans



Energy Efficiency Graph

