



## Calders Crescent

Sheffield, S5 9BL

Guide Price £170,000 - £180,000



- 2 BED SEMI DETACHED
- STYLISH DECOR
- GENEROUS DIMENSIONS
- AMPLE OFF ROAD PARKING ON LONG DRIVE
- CLOSE TO AN ARRAY OF AMENITIES
- IMMACULATE THROUGHOUT
- MODERN KITCHEN AND BATHROOM
- STUNNING GARDEN WITH WOODLAND BACKDROP
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND B

# Calders Crescent

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GUIDE PRICE £170,000 - £180,000. Nestled in the charming area of Calders Crescent, Sheffield, this delightful semi-detached house presents an excellent opportunity for first-time buyers and downsizers alike, immaculate and modern throughout, you can drop your bags and move straight in!

Upon entering, you will be greeted by a stylish reception room that exudes warmth and comfort, perfect for relaxing or entertaining. The contemporary decor and generous dimensions continue throughout the house, making it easy to imagine yourself in the space.

One of the standout features of this property is the stunning, well landscaped garden, which boasts a picturesque woodland backdrop. This serene outdoor space is ideal for enjoying sunny afternoons, hosting barbecues, or simply unwinding after a long day. Additionally, the long driveway provides convenient off-road parking, a valuable asset in today's busy world.

Briefly comprising entrance hall, living room, kitchen/diner, two good sized bedroom and bathroom.

In summary, this semi-detached house on Calder Crescent, with its modern amenities, beautiful garden, and ample parking, it is a property that truly deserves your attention. Don't miss the chance to make this charming house your new home...book your viewing today!

## ENTRANCE HALL

Through a composite door leads into an inviting entrance hall, offering a great cloakroom space, comprising wall mounted radiator, stairs rising to the first floor and door leading into the living room.

## LIVING ROOM

15'3" x 10'0" (4.65 x 3.06)

A light and airy living room flooded in natural light through a large front facing uPVC window, also comprising aerial point, telephone point and wall mounted radiator.

## KITCHEN/DINER

13'9" x 8'3" (4.2 x 2.52)

A great social space or family hub, this modern monochrome kitchen/diner hosts an array of white wall and base units providing plenty of storage space, contrasting black work surfaces, inset stainless steel sink and drainer with matching mixer tap, inset electric hob with extractor hood above, integrated electric oven, space for a tall fridge/freezer, under counter space and plumbing for a washing machine, wall mounted combi boiler, wall mounted radiator, uPVC window and uPVC French doors opening directly out onto the garden.

## WC

A handy addition to any busy household, comprising low flush WC, wall mounted hand basin and extractor fan.

## LANDING

Comprising loft hatch with fitted ladders that leads to a fully boarded loft, offering that extra storage we all crave, wall mounted radiator and door leading to both bedrooms and bathroom.

## BEDROOM 1

13'9" x 10'11" (4.2 x 3.35)

An elegant, well presented master bedroom boasting fitted lightwood/mirrored wardrobes, wall mounted radiator and front facing uPVC window.

## BEDROOM 2

13'1" x 7'4" (4 x 2.24)

A further good sized second bedroom, currently used as a home office but could also make a great nursery, comprising wall mounted radiator, telephone point and rear facing uPVC window.

## BATHROOM

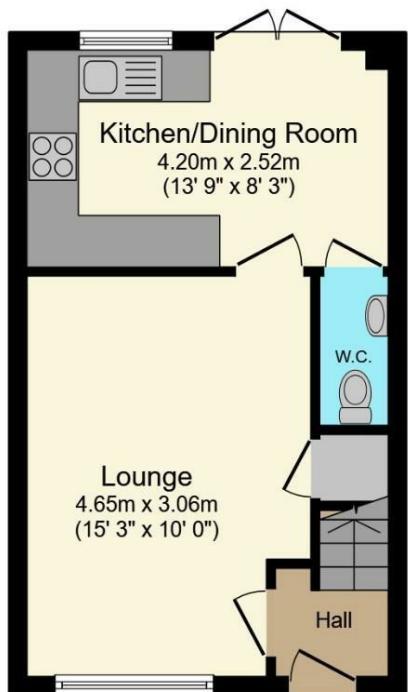
7'4" x 5'9" (2.26 x 1.77)

A fresh, contemporary bathroom, tiled in light grey around the bath, comprising bath with luxurious drench shower over, low flush WC, white pedestal sink, wall mounted chrome heated towel rail, extractor fan and frosted uPVC window.

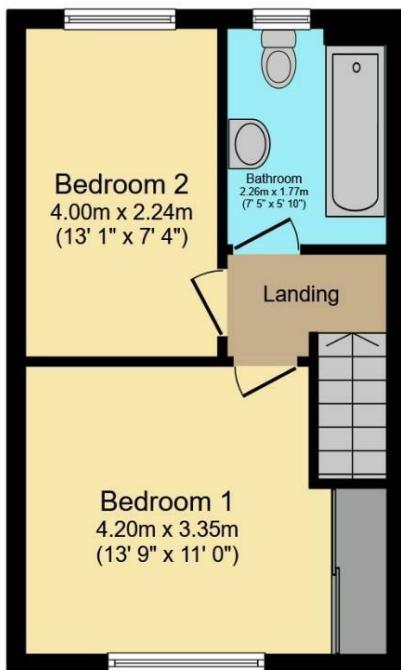
## EXTERIOR

The front of the property boasts great kerb appeal with a neat lawn and porcelain pathways leading to the driveway and front door. A long pebbled driveway runs down the side of the plot allowing off road parking comfortably for two cars. To the rear of the property is a sizeable, serene, well landscaped, sun drenched garden, offering two porcelain slabbed patio areas, perfect for entertaining in the summer month's, surrounded by a neat lawn, with a outdoor tap and security lighting that covers both the back garden and driveway.

## Floorplan



**Ground Floor**  
Floor area 30.5 sq.m. (329 sq.ft.)



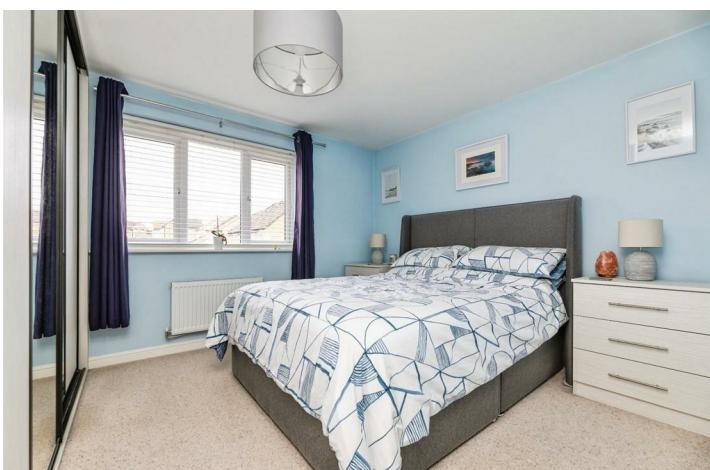
**First Floor**  
Floor area 30.5 sq.m. (329 sq.ft.)

**Total floor area: 61.1 sq.m. (657 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](http://www.Propertybox.io)

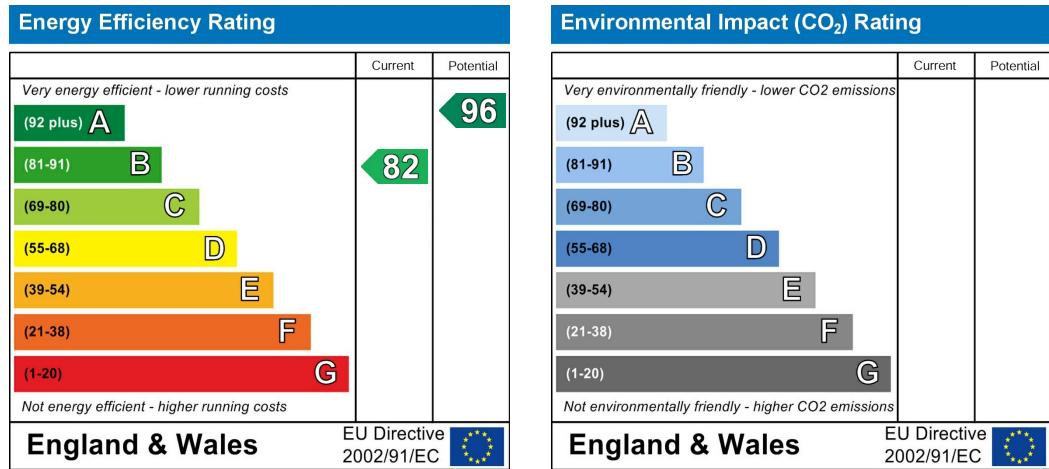
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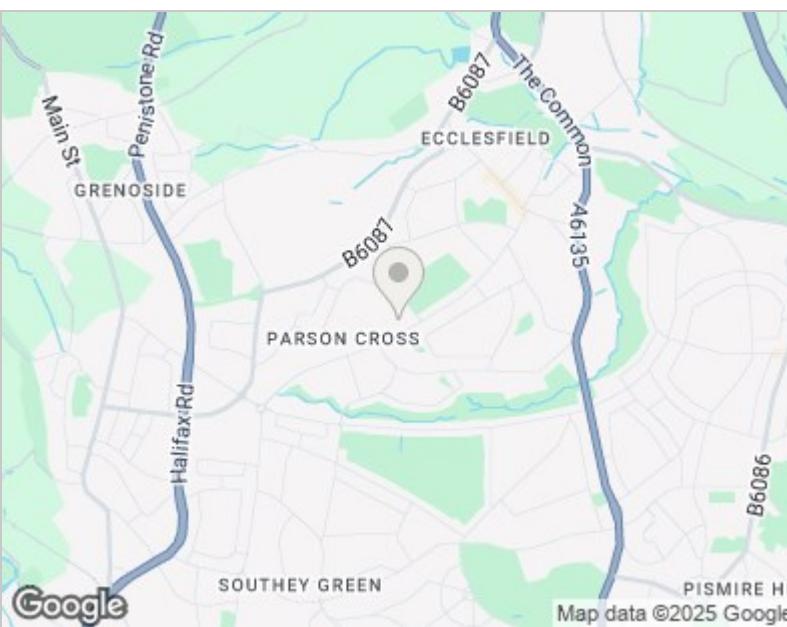
## Energy Efficiency Graph



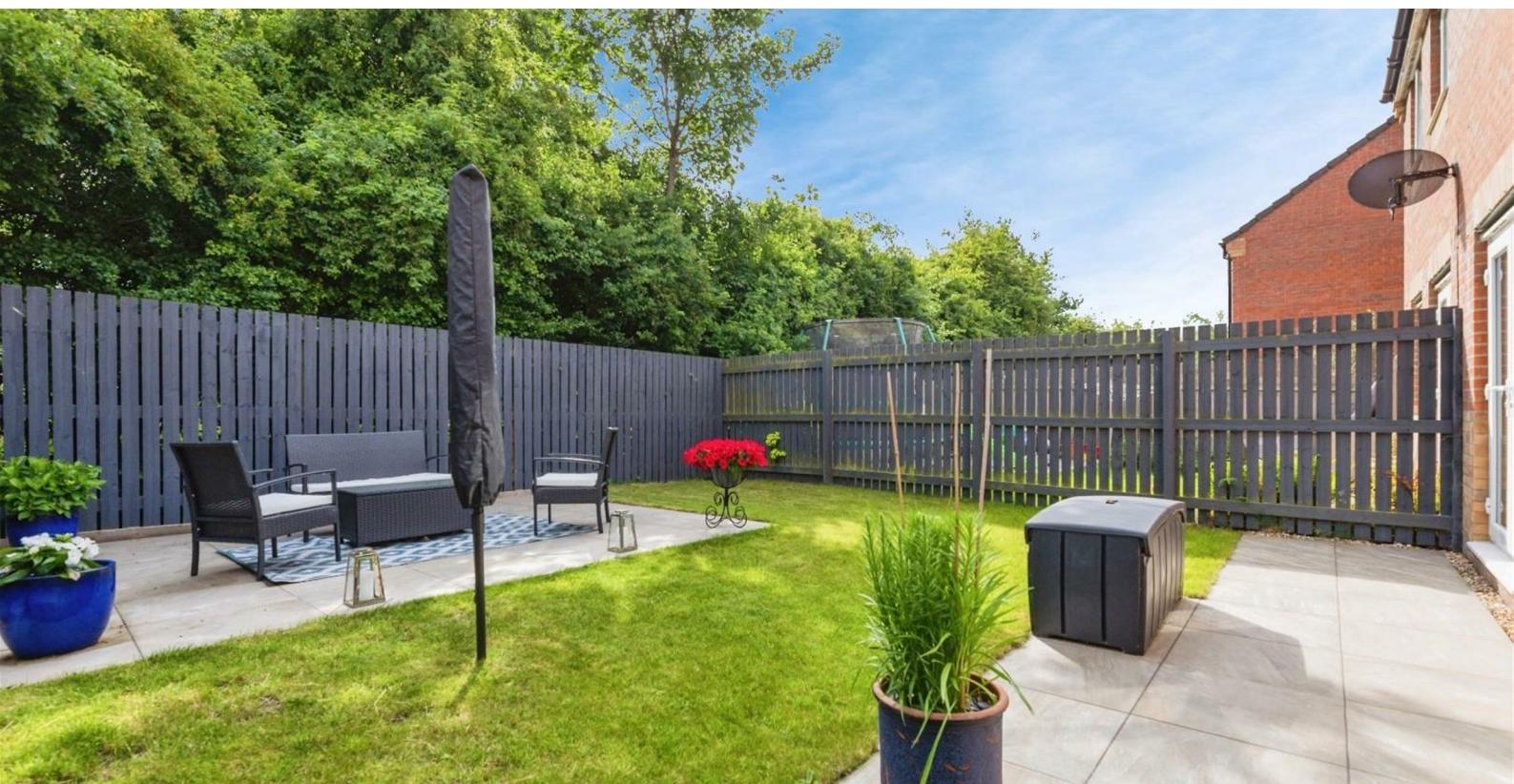
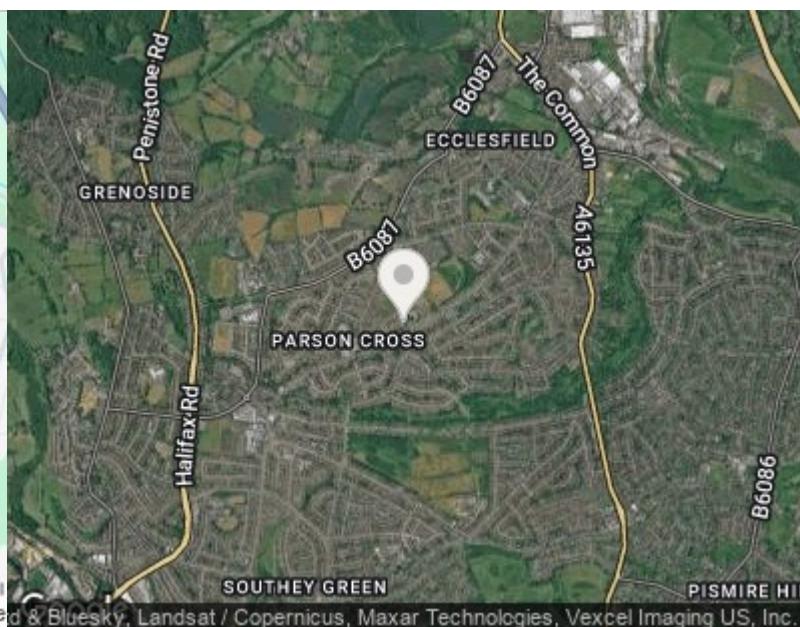
## Viewing

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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