



Merryton Crescent

Sheffield, S5 9BN

Guide Price £205,000 - £220,000



- 3 BED SEMI DETACHED
- MODERN FIXTURES AND FITTINGS
- GREAT DIMENSIONS
- CORNER PLOT
- CLOSE TO AN ARRAY OF AMENITIES

- READY TO JUST MOVE IN
- OFF ROAD PARKING
- DOWN STAIRS TOILET
- EASILY MAINTAINED GARDEN
- COUNCIL TAX B

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GUIDE PRICE £205,000 - £215,000 , Nestled in the charming area of Merryton Crescent, Sheffield, this delightful three-bedroom house presents an excellent opportunity for first-time buyers or those seeking a lovely starter home. The property boasts modern fixtures and fittings, ensuring a contemporary living experience that is both stylish and functional.

As you step inside, you will be greeted by a spacious layout that allows for comfortable living and entertaining. Each room is designed to maximise space, providing a warm and inviting atmosphere throughout the home. The modern aesthetic is complemented by an abundance of natural light, creating a bright and airy environment.

One of the standout features of this property is the convenience of off-road parking, a valuable asset in today's busy urban setting. This ensures that you can easily come and go without the hassle of searching for a parking space.

With the property being in a move-in ready condition, you can settle in without the need for extensive renovations or updates. This makes it an ideal choice for those looking to start their journey in homeownership with minimal fuss.

Briefly comprising entrance , living room, kitchen/diner, three good sized bedrooms, family bathroom .

In summary, this lovely house on Merryton Crescent is a perfect blend of modern living and practicality, making it an attractive option for anyone looking to establish their home in Sheffield. Don't miss the chance to make this wonderful property your own.

ENTRANCE

Through a composite door lead to a roomy hallway comprising wall mounted radiator, doors leading to the kitchen , living room and downstairs bathroom.

DOWNSTAIRS W/C

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

KITCHEN / DINING

A modern kitchen/diner hosting an array of soft beige wall and base units providing plenty of storage space, ash wood laminate worktop, inset ceramic sink and drainer with chrome mixer tap, inset stainless steel gas hob, integrated electric oven, space for double fridge, freezer and washing machine, housed wall mounted combi boiler, luxury vinyl tiled flooring and two uPVC windows and patio doors leading onto the garden.

LIVING ROOM

A light and airy living room, drenched in natural light through two front and side aspect uPVC windows,, also comprising wall mounted radiator, telephone point, aerial point and stairs rising to the first floor.

MASTER BEDROOM

A large double bedroom, comprising two uPVC windows, a wall of sliding wardrobes and wall mounted radiator.

BEDROOM 2

A further good sized double comprising uPVC rear facing window and wall mounted radiator.

BEDROOM 3

A further good sized single bedroom, could also be used as a home office or nursery, comprising wall mounted radiator and front facing uPVC window.

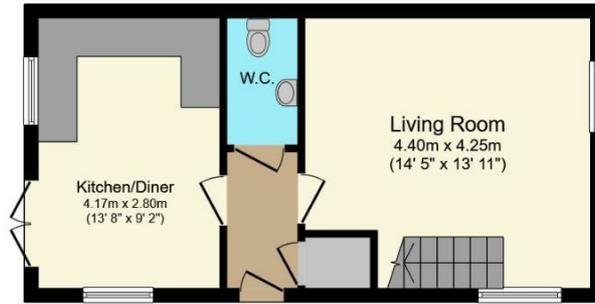
BATHROOM

A generously sized, fresh and modern family bathroom, tiled in 'on trend' grey tones, comprising bath with shower over, white pedestal sink, low flush WC, wall mounted radiator and extractor.

EXTERIOR

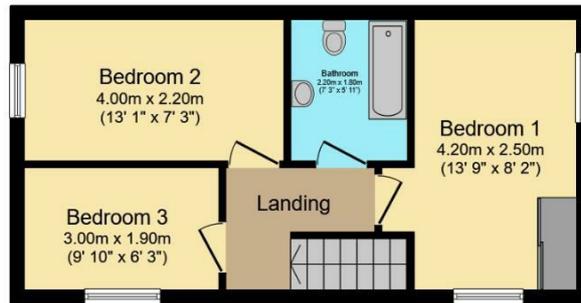
The front of the property boasts great kerb appeal with a sweeping corner plot, easily kept mainly laid to lawn. An extensive driveway allows off road parking for two cars comfortably. To the rear of the property is a fully enclosed, low maintenance, sizeable rear garden, patio, creating the perfect space for entertaining in the summer months. There is an outside tap to the rear of the property.

Floorplan



Ground Floor

Floor area 35.7 sq.m. (384 sq.ft.)



First Floor

Floor area 35.7 sq.m. (384 sq.ft.)

Total floor area: 71.4 sq.m. (769 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

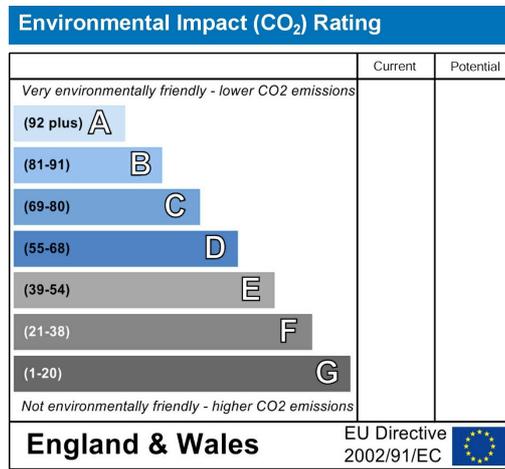
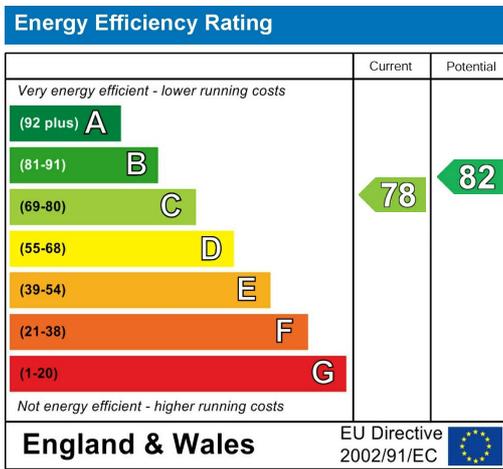
HUNTERS







Energy Efficiency Graph



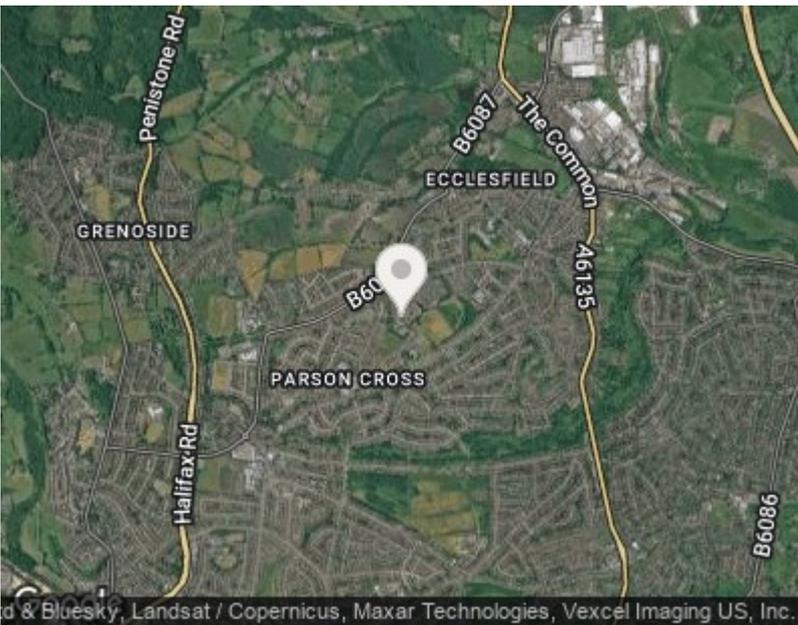
Viewing

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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