

HUNTERS[®]

HERE TO GET *you* THERE



Monteney Crescent

Sheffield, S5 9DN

Guide Price £160,000 - £170,000



- 3 BED MID TERRACE
- SPACIOUS DIMENSIONS
- READY TO PUT YOUR OWN STAMP ON IT
- GOOD COMMUTER LOCATION
- FREEHOLD

- NO UPWARD CHAIN
- 3 DOUBLE BEDROOMS
- LARGE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX

Tel: 0114 257 8999

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GUIDE PRICE £160,000 - £170,000. Nestled in the popular Monteney Crescent area of Sheffield, this mid-terrace house presents an exciting opportunity for those looking to create their dream family home. With three well-proportioned bedrooms and two inviting reception rooms, the property offers ample space for comfortable living.

While the house requires modernisation throughout, this presents a blank canvas for potential buyers to infuse their personal style and preferences. The generous room sizes throughout the property provide the perfect foundation for a family-oriented layout. There is also significant potential to knock through and create a spacious kitchen diner, ideal for both entertaining and everyday family life.

The sizeable garden is a wonderful addition, offering outdoor space for children to play, gardening enthusiasts to flourish, or simply a tranquil retreat to enjoy the fresh air.

Briefly comprising entrance hall, living room, dining room, kitchen, three good sized bedroom and shower room.

This property is not only a great project for those with a vision but also an excellent investment opportunity in a sought-after location. With the right touch, this house could transform into a stunning family home that meets all your needs. Don't miss the chance to explore the potential that Monteney Crescent has to offer.

ENTRANCE HALLWAY

Through a composite door leads into a roomy entrance hall, a great cloakroom space, also comprising wall mounted radiator, storage understairs, doors leading into the living room, dining room and stairs rising to first floor.

LIVING ROOM

14'9 x 11'6 (4.50m x 3.51m)

A spacious living area, comprising wall mounted radiator, feature fireplace, aerial point and uPVC windows overlooking the garden.

KITCHEN

11'2 x 9'10 (3.40m x 3.00m)

A bright kitchen offering an array of wood effect wall and base units providing plenty of storage space, contrasting work surfaces, built in stainless steel sink and drainer with matching tap, space for a gas oven, space and plumbing for a washing machine, uPVC windows and glazed uPVC door leading on to the garden.

DINING

11'10 x 11'2 (3.61m x 3.40m)

A generously sized dining area, flooded in natural light through a front facing uPVC window, wall mounted radiator, Scope here to create a large all encompassing kitchen/diner if desired.

MASTER BEDROOM

13'1 x 11'6 (3.99m x 3.51m)

A large double bedroom comprising large built in storage cupboard, aerial point, wall mounted radiator, ceiling fan and rear facing uPVC window.

BEDROOM 2

13'1 x 11'2 (3.99m x 3.40m)

A further good sized double bedroom comprising built in storage cupboard, rear facing Upvc window and wall mounted radiator.

BEDROOM 3

11'10 x 11'2 (3.61m x 3.40m)

A further good sized double bedroom, wall mounted radiator and two front facing uPVC window.

BATHROOM

10'2 x 5'3 (3.10m x 1.60m)

A fresh, non slip wet room, hosting an electric shower, white pedestal sink, low flush WC, housed boiler in cupboard, extractor fan and frosted uPVC window.

EXTERIOR

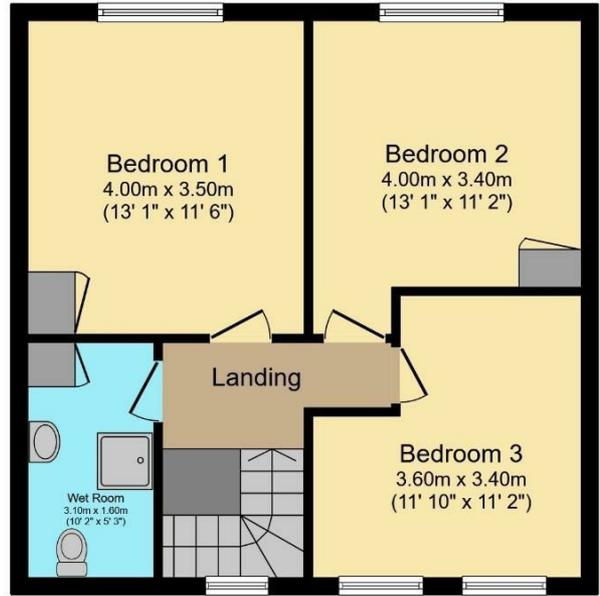
The front boasts an abundance of kerb appeal with a neat lawn area, established and well tamed hedges and wooden decked pathway to the front door. To the rear of the property is a well landscaped, mainly laid to lawn sun trap perfect for entertaining in the summer months, lovely views, well established plants and hedges, outdoor storage and security lighting.

Floorplan



Ground Floor

Floor area 49.7 sq.m. (535 sq.ft.)



First Floor

Floor area 49.7 sq.m. (535 sq.ft.)

Total floor area: 99.4 sq.m. (1,070 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

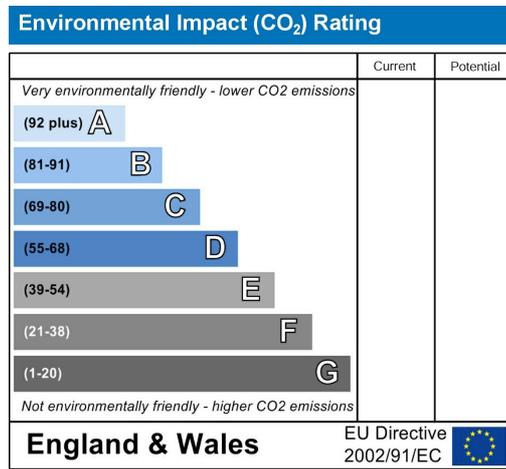
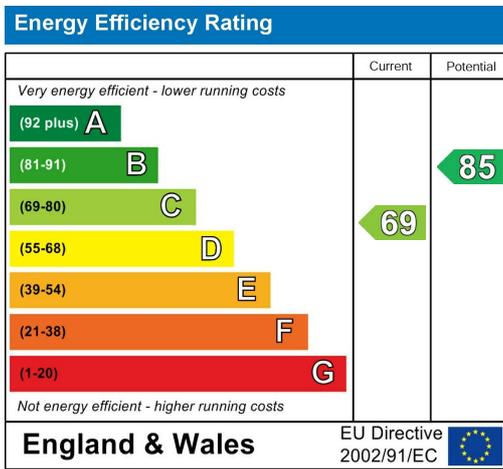
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Energy Efficiency Graph

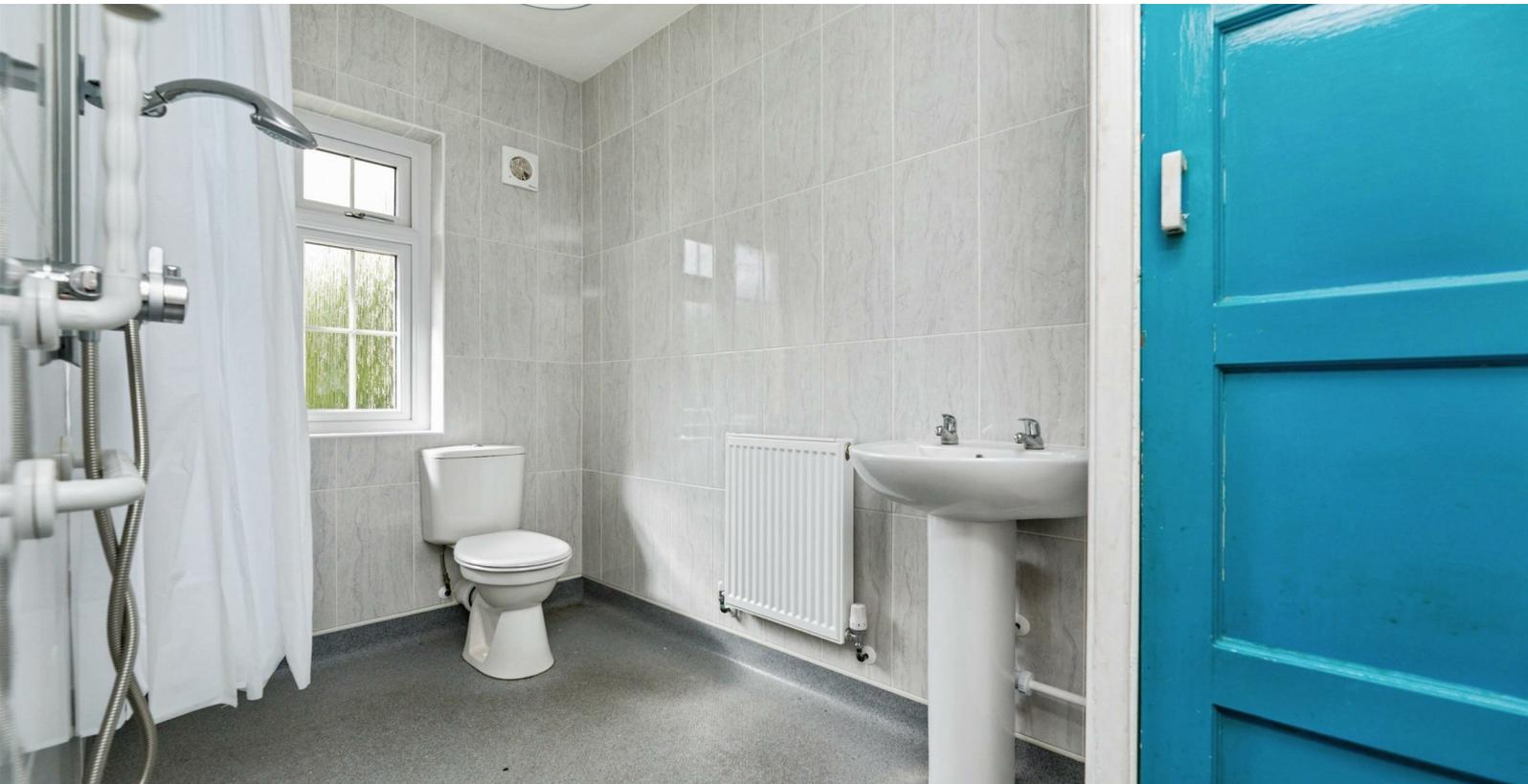
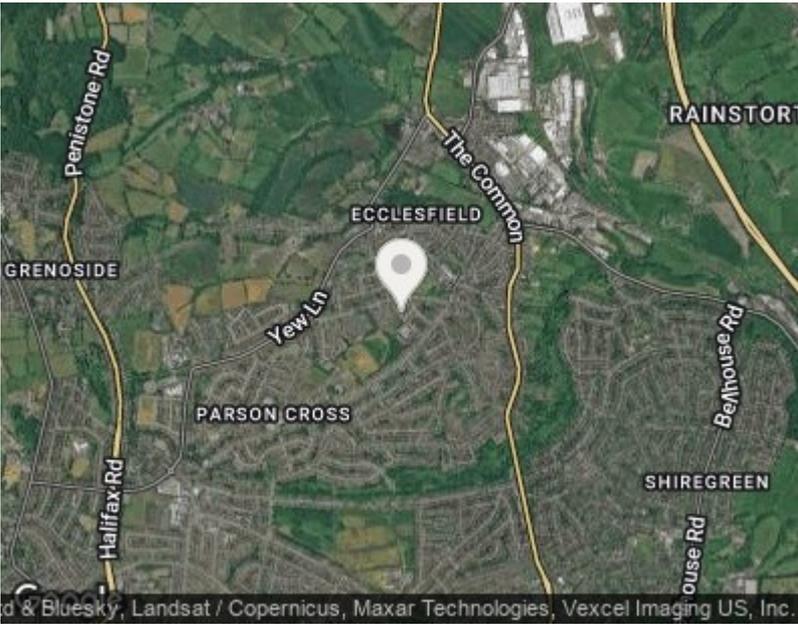


Viewing

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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