



## Marketing Preview



**26 Greenwood Crescent, Sheffield, S9 4HF**

**£895 PCM**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



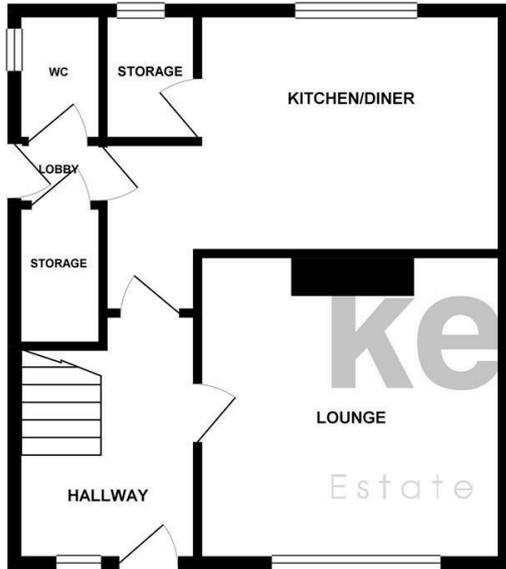
Available Now! Don't miss this opportunity to rent this 3 bedroomed semi-detached house situated in a popular residential area known as the Littledale estate. The Landlord has just completed a strategic refurbishment of the kitchen to include new worktops in slate grey with cloud effect, new stainless steel sink and unique distressed finish to the solid oak doors. The property is well positioned close to great local amenities and close to the main bus route into the City Centre.

An external store provides space for garden equipment, bicycles etc. The large rear garden has outdoor table and barbeque ideal for summer months.

Numerous local amenities include schools, shops, adjacent bus stop, park with children's play area, local dog walk with ASDA store and Bowden Homestead Woods nearby.

We don't anticipate the property to be available for very long so please call 01142 247 8819 to arrange a viewing.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

