

## Marketing Preview



**95 Wingfield Crescent, Sheffield, S12 4WA**

**£180,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



GUIDE PRICE £180,000 - £190,000 A viewing is a must to appreciate this stunning two-bedroom semi-detached property, situated in a popular area and renovated to a high standard by the current owners. Immaculately presented throughout, the property boasts a modern kitchen with utility area, a stunning shower room, and stylish décor throughout. Benefiting from off-road parking and an enclosed rear garden, this beautiful home is ideally located close to local amenities and offers excellent road links to the M1 Motorway and Sheffield City Centre. An ideal purchase for a first-time buyer, this property is ready to move straight into!

## SUMMARY

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Enter into the hallway with Venetian plastered walls, stairs rising to the first floor, and a door leading to the lounge. The lounge is bright and spacious, featuring a bay window to the front and access to the kitchen. The modern kitchen is fitted with ample wall and base units, a built-in table/breakfast bar, space for a dishwasher, oven, and ceramic hob. The utility area currently houses the full-height fridge/freezer and provides access to the under-stairs storage cupboard, with a door leading to the rear.

Stairs rise to the first-floor landing with a window and doors leading to the shower room and two bedrooms. Bedroom one is a double bedroom with fitted wardrobes, a bay window, and an airing cupboard housing the boiler. Bedroom two is a generously sized bedroom with a window overlooking the rear. The shower room is fitted with a vanity unit incorporating a W/C and wash basin, along with a walk-in shower featuring a rainfall shower head.

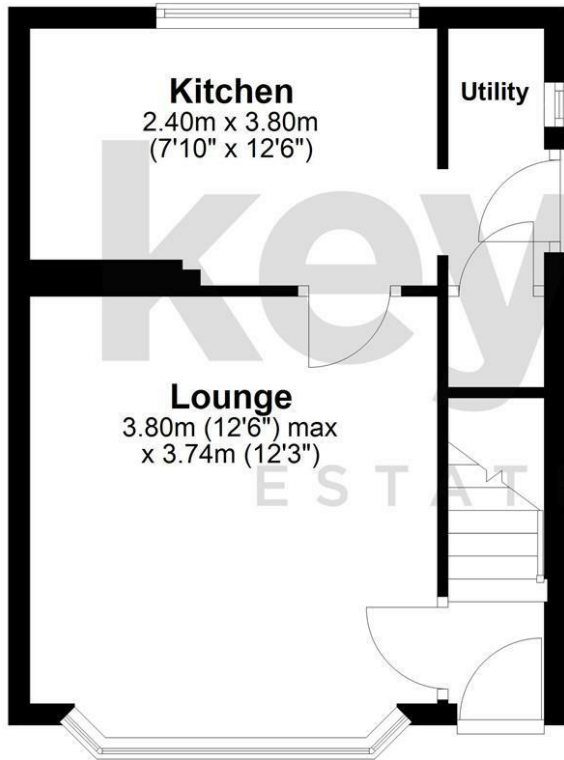
To the front of the property is a driveway providing off-road parking, with steps leading down to the front door and a side gate giving access to the rear garden. The rear garden is generously sized and enclosed, featuring a patio area with steps leading down to the lawn, an outhouse, and a further patio area, all enclosed by fencing.

## PROPERTY DETAILS

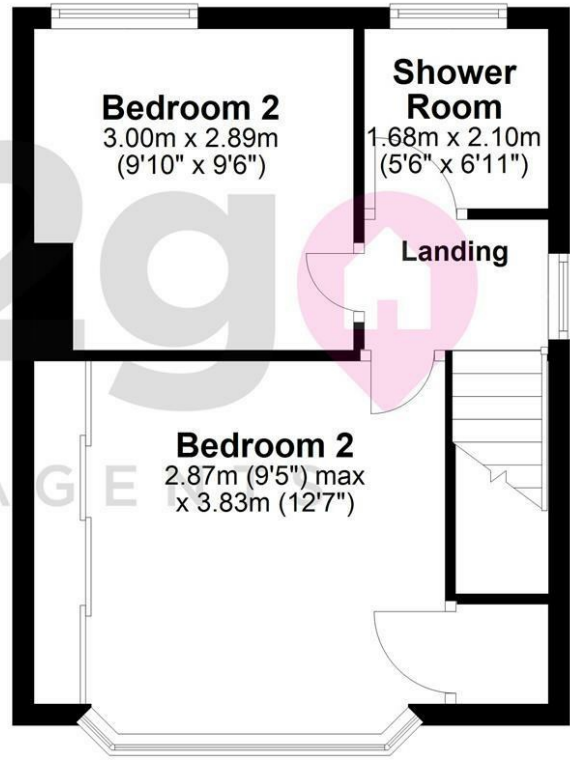
- LEASEHOLD, 933 YEARS REMAINING, £7PA
- FULLY UPVC DOUBLE GLAZED
- COMBI BOILER
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



Total area: approx. 63.0 sq. metres (678.5 sq. feet)

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>		
(39-54) <b>E</b>	<b>56</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	

