

## Marketing Preview

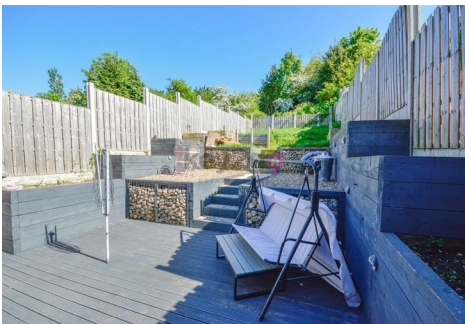
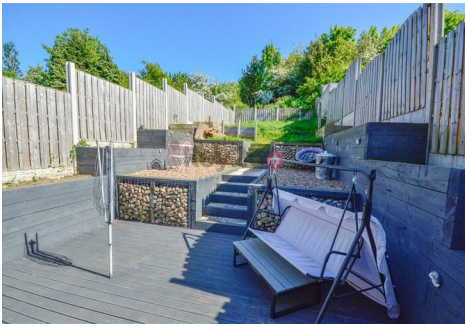


**5 Wingfield Crescent, Sheffield, S12 4WA**

**£175,000**

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





\*\*\* GUIDE PRICE £175,000-£180,000 \*\*\* CHAIN FREE\*\*\* A fantastic opportunity to purchase this two double bedroom semi-detached property which is beautifully presented and modern throughout. Offering a utility/storage space, a modern kitchen and an enclosed rear garden. Close to amenities and road links to the M1 Motorway and Sheffield City Centre. Perfect for first time buyers or families alike!

- FREEHOLD
- CHAIN FREE
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

## SUMMARY

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## HALLWAY

Enter via a composite door into the hallway with a ceiling light, carpeted flooring and stair rise to the first floor. Door to the lounge.

## LOUNGE 11'10" x 11'4"

A spacious reception room with modern decor and laminate flooring. Ceiling light, radiator and bay window to the front.

## KITCHEN 15'4" x 7'11"

A modern and stylish kitchen fitted with ample wall and base units, worktops and tiled splash back. Sink with a drainer and hose style tap. Integrated oven, electric hob and extractor fan. Space for a full height fridge/freezer and washing machine. Spotlighting, wooden flooring and two windows overlooking the rear.

## STORAGE/UTILITY ROOM 6'9" x 19'1"

Enter through a composite door into the utility/storage space with tiled flooring, a ceiling light and doors to the front and rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a window, ceiling light and doors to the two bedrooms and bathroom.

## BEDROOM ONE 12'6" x 9'6"

A double bedroom with a panelled feature wall, carpeted flooring and a storage cupboard. Ceiling light, radiator and bay window.

## BEDROOM TWO 9'5" x 9'10"

A second double bedroom with carpeted flooring, a feature panelled wall and access to the loft. Ceiling light, radiator and window.

## BATHROOM 5'8" x 5'6"

A modern and stylish bathroom having a bath with a shower, sink and close coupled WC. Spotlighting, ladder style radiator and a window.

## OUTSIDE

To the front of the property is a private and low maintenance garden with stairs leading to the front door and planning permission for a driveway.

To the rear of the property is a private, enclosed and tiered garden with a pebbled area, patio area and stairs.

## PROPERTY DETAILS

GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.


1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.

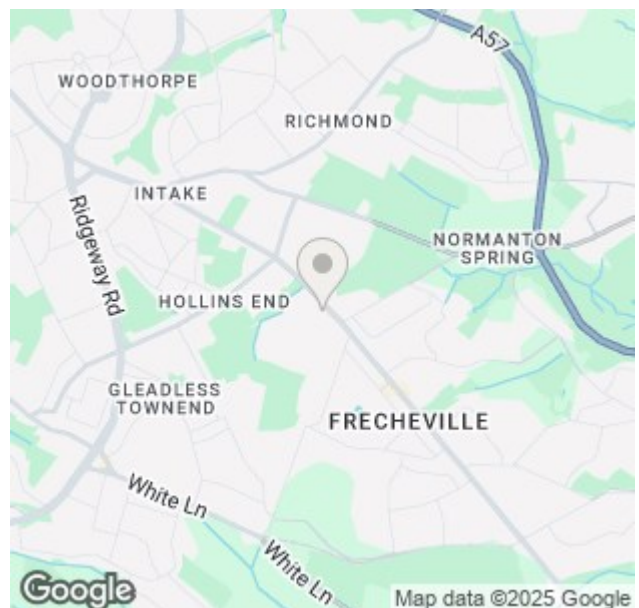


TOTAL FLOOR AREA : 724 sq.ft. (67.2 sq.m.) approx.

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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</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 	



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