



Crawshaw Grove, Sheffield S8 7EA

Guide Price £350,000

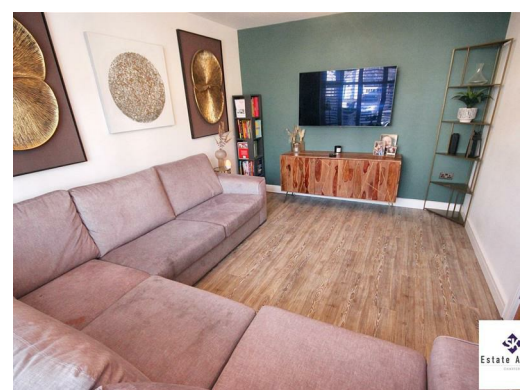
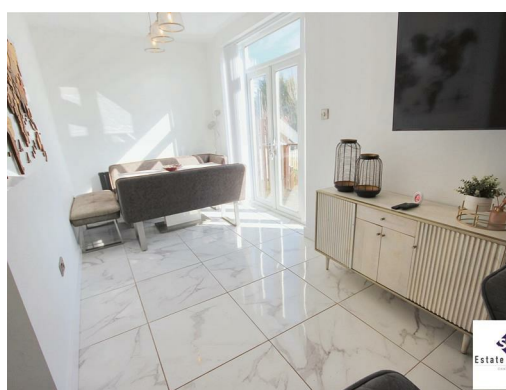
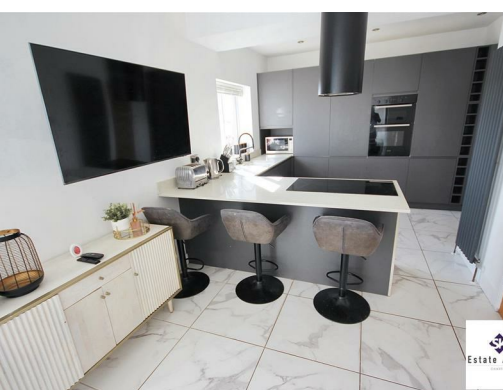
GUIDE PRICE £350,000 - £375,000

Virtual Tour Available

SK Estate Agents are delighted to offer to the market for SALE and with NO ONWARD CHAIN, this incredibly spacious, light and airy, three bedroomed, semi-detached property situated in the highly desirable neighbourhood of Greenhill, located just a short distance to good local shops, excellent transport links to Sheffield City Centre, The Peak District and good local schools. Ideally suited to a growing family, the property briefly comprises: entrance hallway, lounge, open plan dining kitchen, utility room, WC, two bedrooms, office/dressing room and family bathroom to the first floor, and a large attic bedroom with en-suite to the second floor. There is a driveway providing off-road parking, a garage for storage, and a larger than average well maintained south-easterly facing garden to the rear.

A viewing is highly advised to appreciate the size and standard of accommodation on offer.

Tenure: Freehold



Entrance Hall

Entry via front facing UPVC and glazed door into welcoming entrance hallway having tiled flooring, modern gas central heating radiator and carpeted stair rising to first floor.

Lounge

10'6" x 15'1" (3.22m x 4.62m)

Beautifully presented bay-fronted lounge with UPVC double glazed window benefitting from plantation shutters. Having laminate flooring and gas central heating radiator.

Open Plan Dining Kitchen

25'9" x 9'3" (7.85m x 2.82m)

Modern and well equipped kitchen boasting a range of fitted wall and base units with contrasting quartz work surfaces incorporating one and half bowl sink with mixer tap and 5 ring induction hob which is set below a modern black extractor unit. Featuring mid-height oven and grill, integrated fridge and freezer, integrated dishwasher and wine rack. A beautiful breakfast bar creates a modern entertaining space. Having tiled flooring, gas central heating radiator and rear facing UPVC double glazed window.

The bright and airy dining area provides ample space for table and chairs and offers rear facing UPVC double glazed French doors with access to the rear garden.

Utility Room

7'3" x 5'2" (2.22m x 1.60m)

Providing space and plumbing for washing machine and tumble dryer, having wall and base units, work surface and laminate flooring.

WC

With low flush WC, wall mounted slimline wash hand basin and laminate flooring. Also housing the fuseboard.

First Floor Landing

Having carpeted flooring and modern wooden and glass balustrade with a further carpeted staircase leading to second floor.

Bedroom Two

10'9" x 12'7" (3.30m x 3.86m)

Light and airy double bedroom with UPVC double glazed front facing bay window, carpeted flooring, spot lighting and gas central heating radiator.

Bedroom Three

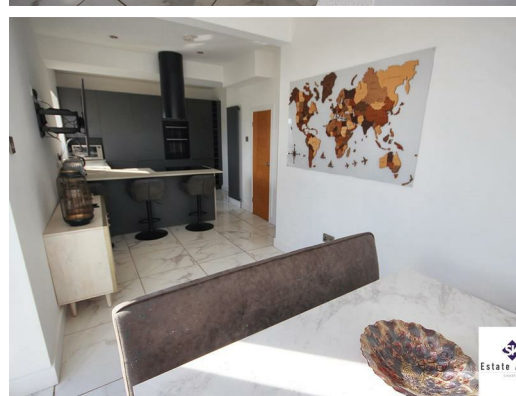
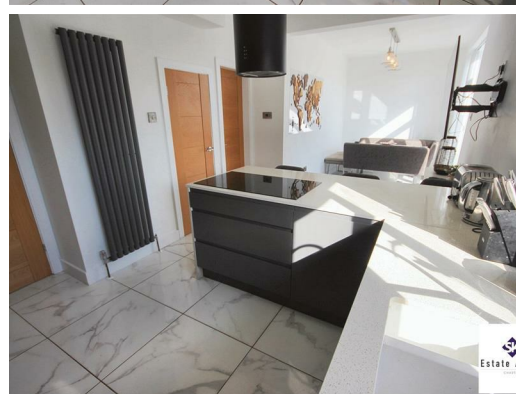
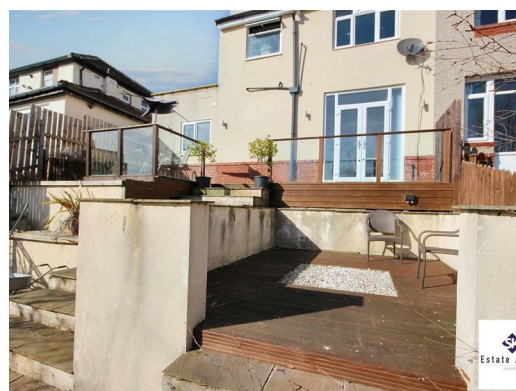
10'6" x 10'1" (3.22m x 3.08m)

A further double bedroom made bright by virtue of the rear facing UPVC double glazed window providing views over the rear garden and beyond. Benefitting from a range of fitted wardrobes with sliding doors, carpeted flooring, gas central heating radiator and spot lighting.

Office/Dressing Room

6'8" x 4'5" (2.05m x 1.36m)

Front facing room with carpeted flooring. Gas central heating radiator, spot lighting and UPVC double glazed window.



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Bathroom

6'8" x 8'3" (2.05m x 2.53m)

Modern bathroom fitted with 4 piece suite comprising: bath with mixer tap and shower head off the taps, wall mounted sink with mixer tap, double shower cubicle with sliding door and thermostatic shower over, and low flush WC. Having rear and side facing UPVC double glazed obscured glass windows, laminate flooring, chrome heated towel rail and cupboard housing the boiler.

Attic Bedroom

14'0" x 15'6" (4.27m x 4.73m)

Impressively sized principal bedroom. This neutrally decorated suite boasts ample space for freestanding furniture and features a walk-in en-suite shower room.

The bright and airy room has a rear facing UPVC double glazed window providing far reaching views, laminate flooring, a gas central heating radiator and spot lighting. Also providing access hatch to eaves storage space.

En-Suite

7'1" x 4'10" (2.17m x 1.49m)

The en-suite shower room is fully tiled with marble effect tiling and comprises: walk in rainwater shower with screen, wall hung sink with mixer tap and low flush WC. Rear facing UPVC double glazed obscured glass window.

Garage

Providing useful storage.

Outside

To the front of the property lies a paved driveway for off road parking.

The larger than average, multi-level, south easterly facing rear garden enjoys ample sunlight. There is a raised decked area for outdoor seating, with steps leading down to the low maintenance spot perfect for a firepit. There is an area laid to lawn and a further section which houses a playhouse.

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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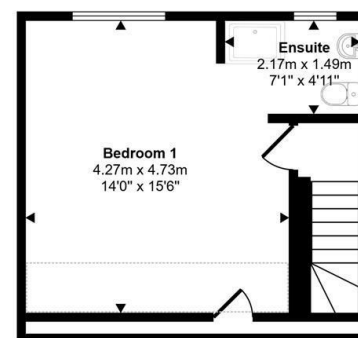
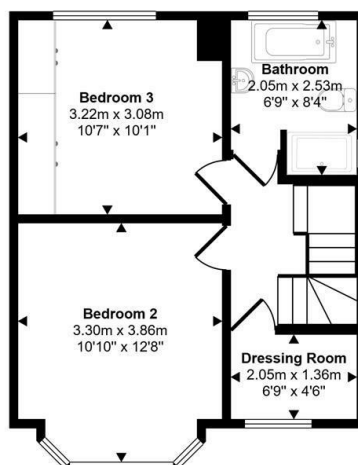
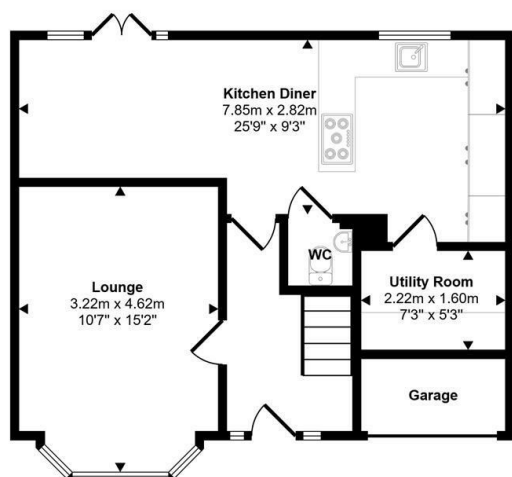
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Approx Gross Internal Area
116 sq m / 1244 sq ft

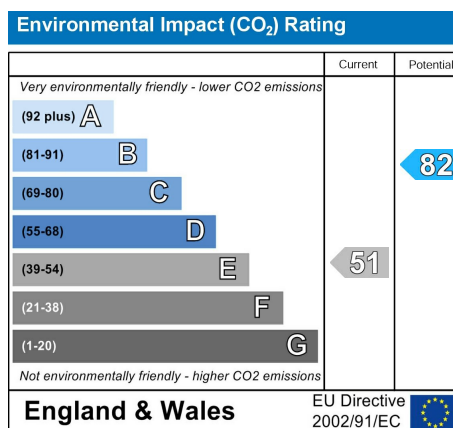
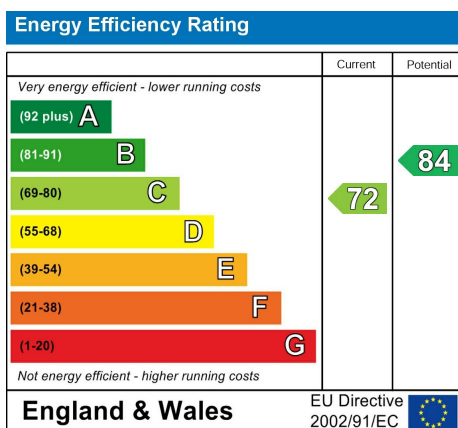


Ground Floor
Approx 51 sq m / 553 sq ft

First Floor
Approx 37 sq m / 395 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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