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Manor Park Crescent, Sheffield, S2 1WZ

BELVOIR!

OIRO £260,000



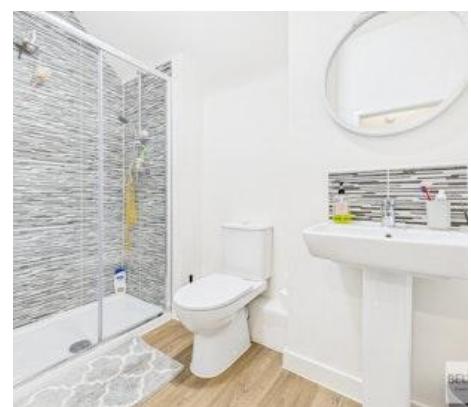
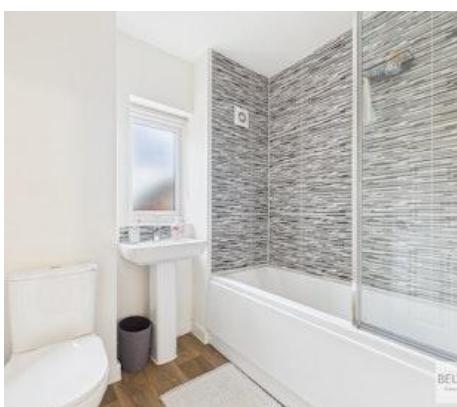
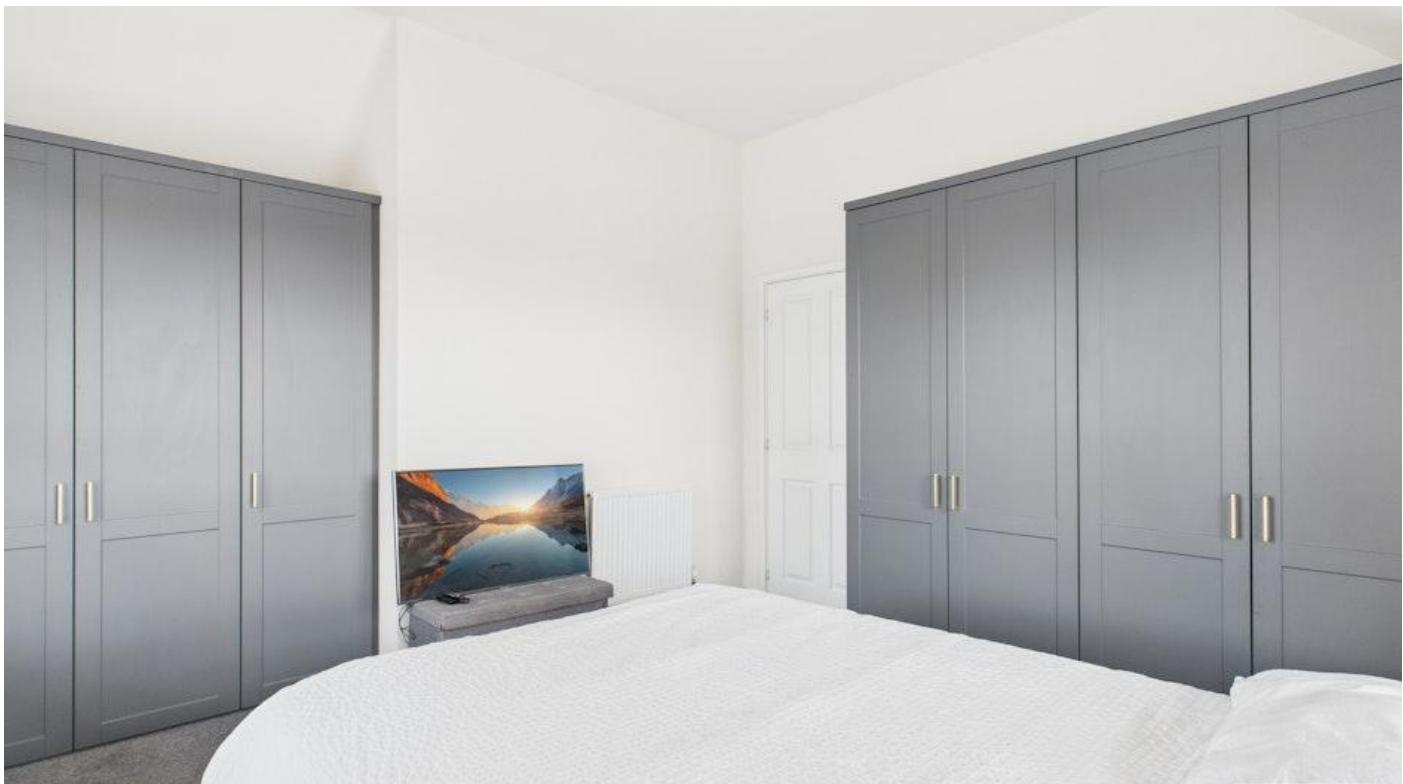
Key Features

- Stunning Four Bedroom House
- Two Bathrooms + Downstairs WC
 - EV Charger
- NHBC Warranty with 8 years remaining
- Popular Location Close to City Centre
 - Large Private Rear Garden
 - Tenure: Freehold
 - EPC rating B

Belvoir Sheffield are delighted to present this beautifully presented four double bedroom, three-storey townhouse, ideally positioned in the highly sought-after S2 area of Sheffield.

Built in April 2024, this modern home benefits from off-road parking for two vehicles with EV charging, a large private rear garden, and impressive city views. Ideally located within close proximity to Sheffield City Centre, the train station, and local amenities, the property is perfectly suited to first-time buyers, professional couples, or growing families.

Early viewing is highly recommended.



The ground floor welcomes you with an entrance hall leading to a generously proportioned living room, featuring dual-aspect windows that flood the space with natural light.

To the rear is the impressive dining kitchen, fitted with a good range of modern wall and base units, integrated electric oven, hob and extractor fan. Patio doors provide direct access to the rear garden, creating an ideal space for entertaining. A ground floor W.C. with storage cupboard completes this level.

The first floor comprises two well-proportioned double bedrooms and a contemporary family bathroom, featuring a bath with shower over, wash basin and W.C.

Occupying the second floor are a third double bedroom with storage cupboard (ideal for conversion to a walk-in wardrobe) and a fourth double bedroom with built-in wardrobes. This floor is further enhanced by a modern shower room with enclosed shower, wash basin and W.C.

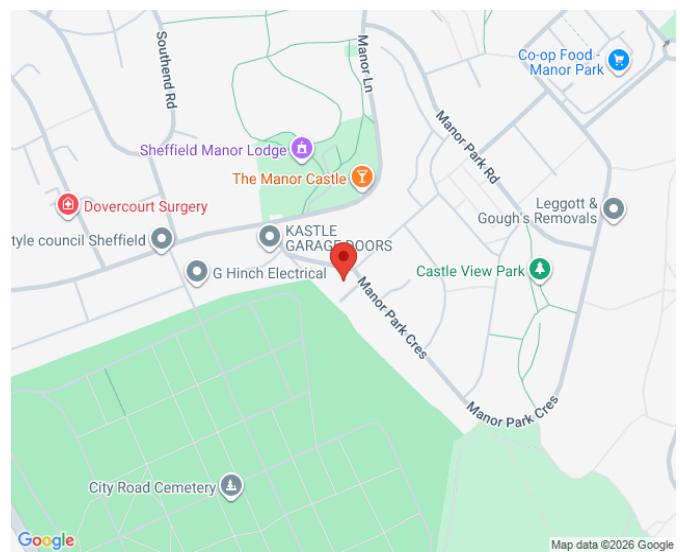
Externally, the property enjoys a large private rear garden, mainly laid to lawn with a patio area and to the front, there is a driveway providing off-road parking for two vehicles, along with an EV charging point.

Situated in the ever-popular S2 postcode, close to the historic Manor Castle, the property offers excellent access to Sheffield City Centre, the M1 motorway, public transport links, and a wide range of local amenities, including shops, primary and secondary schools.

The property benefits from approximately 8 years remaining on the NHBC warranty, providing peace of mind for prospective buyers.

Additional Information: *Freehold *Service Charge is £261.13 per annum (this charge mainly covers grounds maintenance of the estate and general repairs of communal areas e.g. removal of dead trees and maintenance of grassy areas) *Council Tax Band B *As advised by Vendors

Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Contact us today to arrange a viewing...

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