





Crofton Avenue, Hillsborough, S6 1WF

£345,000

3 1 2





## Why We Love It

Located just north of Sheffield's city centre, the popular location of Hillsborough offers a wealth of amenities. Crofton Avenue benefits from superb shopping, entertainment, and dining options, as well as the picturesque Hillsborough Park, all within easy walking distance. With excellent transport connections via the supertram and nearby bus stops, navigating the city is effortless. Additionally, ample parking is available on the road in front of the house for added convenience for residents who prefer to drive.

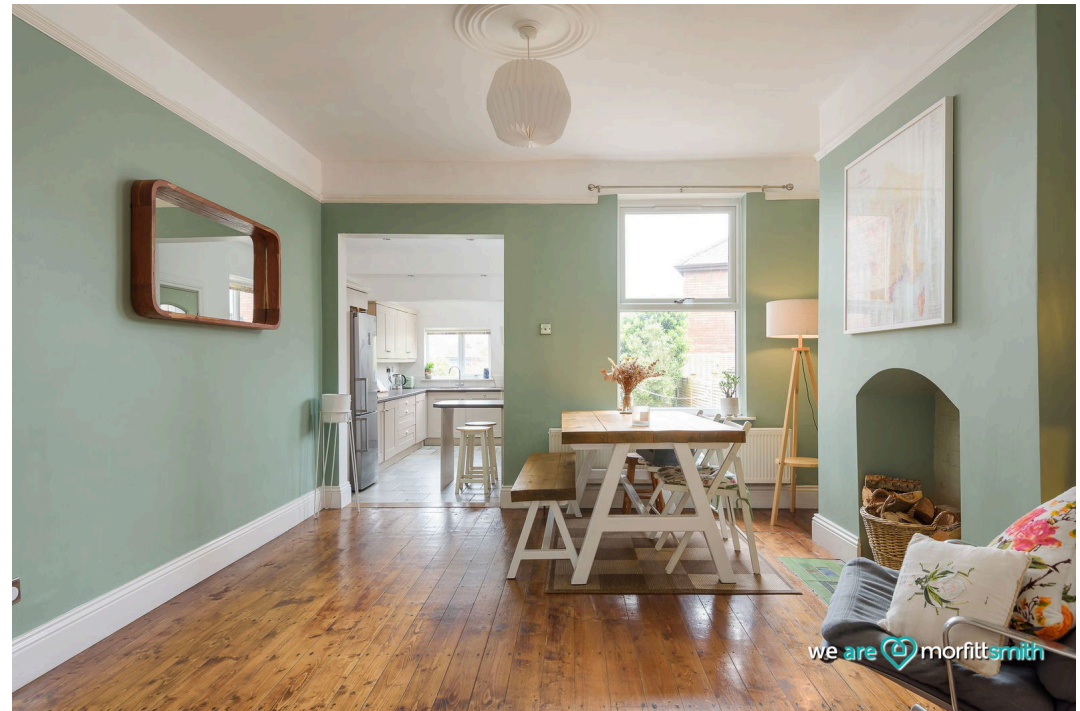
## Why You'll Love It

Crofton Avenue epitomises the esteemed tradition of Hillsborough family residences, offering generously proportioned rooms flooded with natural light and boasting lofty ceilings throughout.

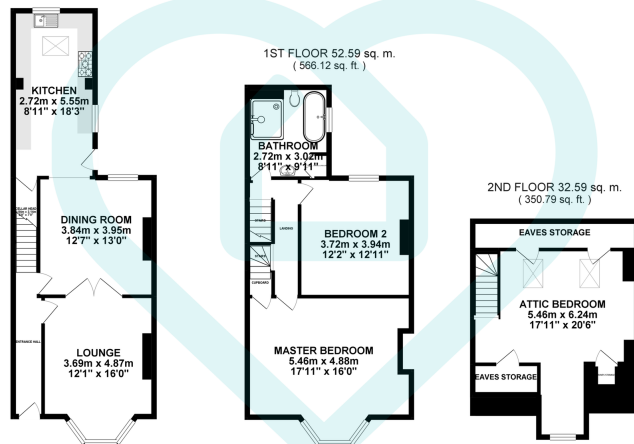
The home features an inviting lounge adorned with an attractive fireplace, adding charm and character to the space. Illuminated by a stunning bay window, the lounge offers a bright and welcoming ambiance, perfect for relaxation or gatherings. French doors seamlessly connect the lounge to both the open plan dining room and kitchen, creating a seamless flow between the living areas and allowing natural light to fill the home. This thoughtful design enhances the overall sense of space and connectivity, making it ideal for modern living and entertaining. The traditional off-shot kitchen has been extended to create a modern, luminous space that enhances the home's overall ambience.

Upstairs, three exceptional double bedrooms await, each benefiting from the extended floor plan above the passageway. The master bedroom, highlighted by its bay window, exudes elegance, while the attic third bedroom impresses with its ample storage options. Completing the floorplan, a family bathroom with a full four-piece suite offers a luxurious retreat for relaxation and personal care.

Furthermore, the impeccable decor, soaring ceilings, original floorboards and abundant space further enhance the property's



GROUND FLOOR 53.78 sq. m.  
(576.93 sq. ft.)



TOTAL FLOOR AREA: 138.97 sq. m. (1495.84 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 tenant/ purchaser.

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- Outstanding Hillsborough Home
- Extended Modern Kitchen
- Unrivalled Transport Links
- Two Sizable Reception Rooms
- Smart Garden with Rear Access
- Three Double Bedrooms
- Full Four-Piece Suite Bathroom
- Tall Ceilings and Broad Rooms
- Abundant Storage & a Cellar
- Sought-After Area



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	57	
(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	

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### Get in touch - arrange an appointment



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