



P Permit holders only Mon-Fri 8am-6.30pm

3 Grange Crescent Road, Sharrow, Sheffield, S11 8FX



3 Grange Crescent Road

Sharrow

Offers Around

£600,000

Located in this very popular location, close to the fashionable shopping districts of Ecclesall and Sharrow Vale, is this substantial and imposing five bedroom/three bathroom Victorian family home for sale with NO ONWARD CHAIN.

The property lends itself well both to a growing family or the investor landlord alike, having previously been a licensed HMO (now expired) but offering lucrative potential as a short term let opportunity such as Air BnB.

The accommodation comprises: A large and welcoming entrance hallway. Spacious family lounge to the front with large bay window and central fireplace. Separate dining room to the rear. A much larger than average breakfasting kitchen provides a great space to entertain with a range of modern fitted units, space for a fridge/freezer, washing machine, dishwasher and range cooker. Vast cellar space ideal for storage. To the first floor are three generously proportioned double bedrooms and two modern family bathrooms with bath and shower over, wash basin and W.C. A further staircase rises to two additional double bedrooms and a useful study/nursery/store as well as a further large family bathroom.

The property is maintained to a high standard throughout with modern, neutral decor and tasteful fixtures and fittings. UPVC double glazing and gas central heating.

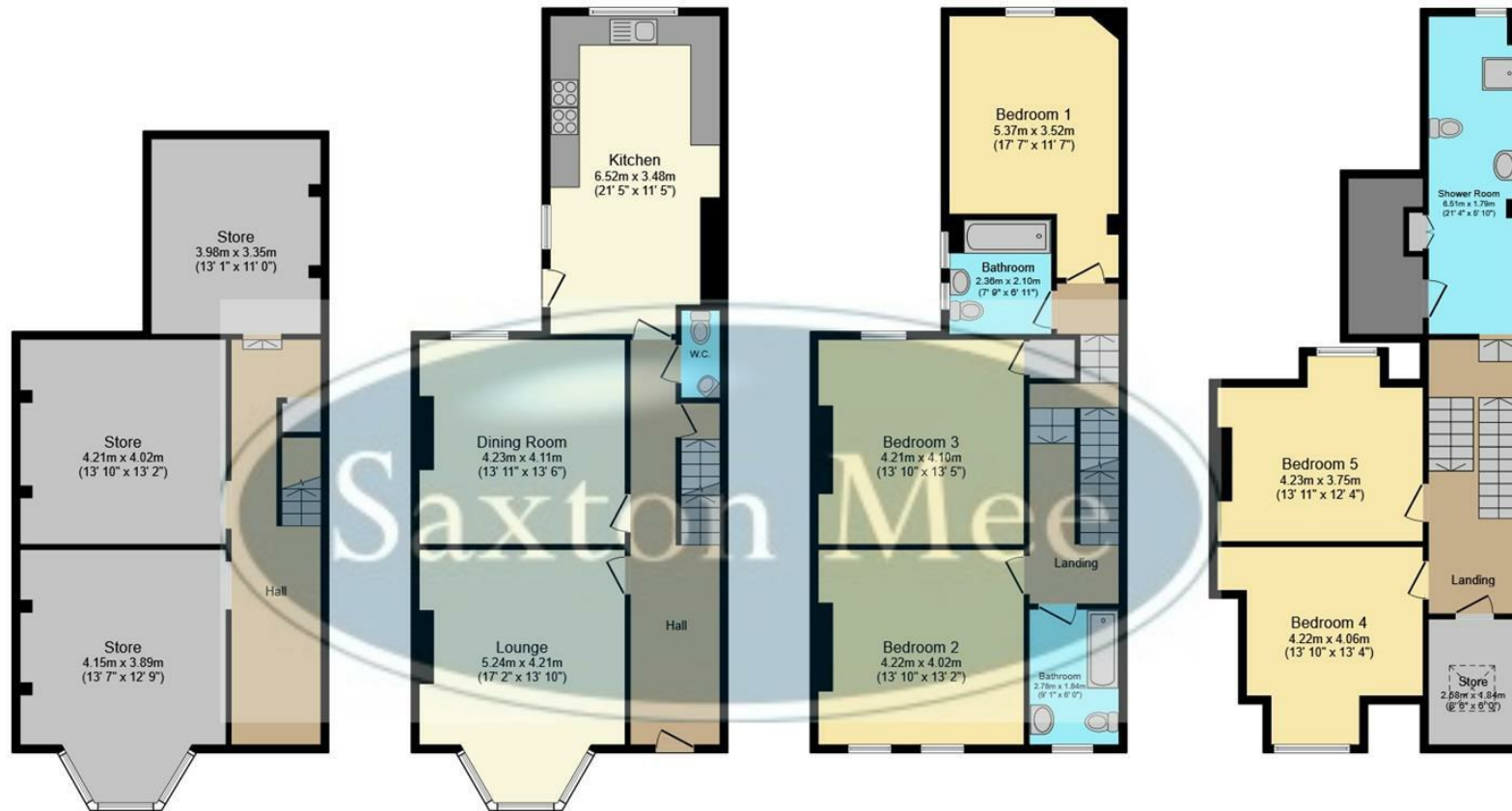
Externally, there is a low maintenance private rear garden and a courtyard to the front enclosed with a low stone wall. On street residents permit parking.



- Close To A Wide Range Of Shops, Bars And Restaurants
- Substantial Family Home
- Private Low Maintenance Rear Garden
- Modern Neutral Decor Throughout
- Early Viewing Advised
- Potential Investment Opportunity
- No Onward Chain
- Tenure: Freehold
- EPC Rating: D / Council Tax: Band D
- Viewing Via Banner Cross Office







Cellar
 Floor area 67.8 sq.m.
 (729 sq.ft.)

Ground Floor
 Floor area 76.5 sq.m.
 (824 sq.ft.)

First Floor
 Floor area 74.2 sq.m.
 (798 sq.ft.)

Second Floor
 Floor area 57.0 sq.m.
 (613 sq.ft.)

TOTAL: 275.4 sq.m. (2,965 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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