



**WHITEHORNES**

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**1 Crawshaw Avenue, Beauchief**

Sheffield

Offers in Region of £290,000

# 1 Crawshaw Avenue

Beauchief, Sheffield

Nestled in a tranquil residential road at the heart of a highly sought-after suburb, this lovely two-bedroom semi detached house offers an exciting opportunity for new owners seeking to create their dream family home. In need of modernisation, this bay-windowed semi-detached property boasts two generous double bedrooms and is being offered to the market with no onward chain, providing vacant possession for the next residents. The spacious interiors present a blank canvas for a creative touch, ripe for extension possibilities as neighbouring properties have expanded to the side, rear, and loft (subject to planning), making this a rare gem awaiting a new vision. An array of excellent local school catchments further adds to the appeal, catering perfectly to families looking to establish themselves in a forever home. The property also features off-road parking, a garage, open views, and a delightful rear garden, making it a comprehensive package for those with a taste for stylish renovation projects.

Council Tax band: B Tenure: Leasehold

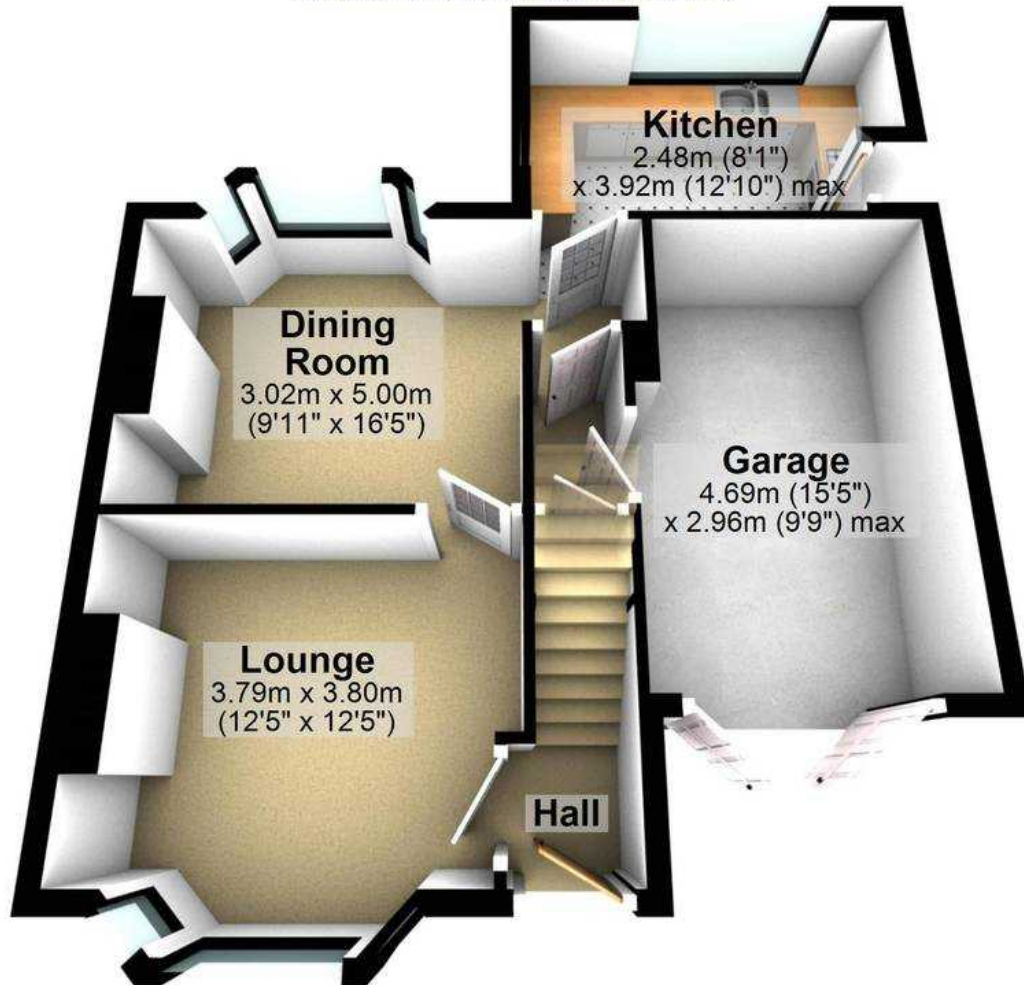
- EXCELLENT TWO DOUBLE BEDROOM BAY WINDOWED SEMI-DETACHED HOME
- QUIET RESIDENTIAL ROAD IN THE HEART OF THIS ULTRA POPULAR SUBURB
- AVAILABLE TO MARKET WITH NO ONWARD CHAIN AND VACANT POSSESSION
- HUGE OPPORTUNITY TO EXTEND AS NEIGHBOURS HAVE DONE TO THE SIDE REAR AND LOFT (SUBJECT TO PLANNING)
- EXCELLENT LOCAL SCHOOL CATCHMENTS AVAILABLE
- IN NEED OF A SCHEME OF MODERNISATION BUT A REAL BLANK CANVAS TO START FROM





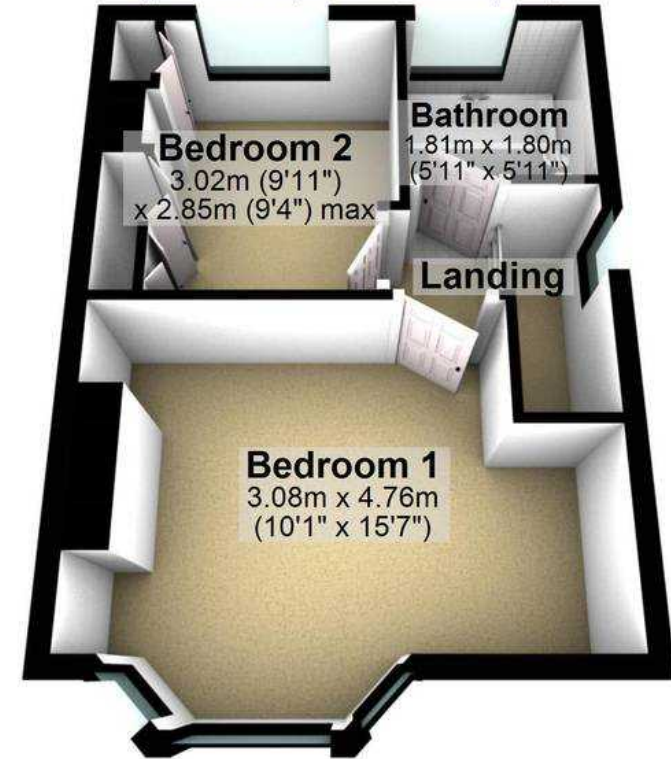
## Ground Floor

Approx. 54.1 sq. metres (582.2 sq. feet)



## First Floor

Approx. 29.9 sq. metres (322.0 sq. feet)



Total area: approx. 84.0 sq. metres (904.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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