



Crag Hill Crescent, Parson Cross SHEFFIELD

welcome to

Crag Hill Crescent, Parson Cross SHEFFIELD

****GUIDE PRICE £170,000 - £180,000 ****Welcoming a two bedroom family home located in the popular S5 postcode. This semi-detached home benefits from excellent living accommodation throughout, off-street parking for 2 cars, a good-size rear garden and easy access to local amenities.



William H Brown presents an excellent opportunity to acquire this two bedroom family home within the popular S5 postcode. The ground floor accommodation comprises a modern kitchen/diner, a well decorated lounge and a downstairs w/c. As you make your way to the first floor you will be welcomed by two bedrooms and a family bathroom. To the front of the property there is a driveway providing off-street parking for 2 cars and a good-size rear garden with a summerhouse/office. The property is close to the Northern General Hospital, schools, great amenities and transport links.

Entrance Hall

5' 2" x 3' 5" (1.57m x 1.04m)

Downstairs W/C

2' 9" x 5' 2" (0.84m x 1.57m)

Living Room

13' 9" plus stairs recess x 12' 2" (4.19m plus stairs recess x 3.71m)

Kitchen/Diner

10' 10" maximum x 12' 4" (3.30m maximum x 3.76m)

Landing

Bedroom One

10' 8" maximum x 12' 3" (3.25m maximum x 3.73m)

Bedroom Two

7' 9" x 12' 3" (2.36m x 3.73m)

Family Bathroom

Outside

Summerhouse/Office

5' 6" x 9' 6" (1.68m x 2.90m)



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- GUIDE PRICE £170,000 - £180,000
- A SEMI-DETACHED TWO BEDROOM HOUSE
- GREAT LIVING ACCOMMODATION THROUGHOUT
- GOOD-SIZE REAR GARDEN WITH TOOL SHED & OFF STREET PARKING FOR TWO CARS
- CLOSE TO THE NORTHERN GENERAL HOSPITAL AND FOUR SCHOOLS FOR CHILDREN BETWEEN AGES 3 - 16

Tenure: Freehold EPC Rating: B

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SBC107496 - 0012

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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