

property details **approval form**

34 Crowland Road, Sheffield, South Yorkshire, England, S5 7UD

Date: 14 February 2025

Property Ref and Version: SBC106635 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £240,000

Tenure: Freehold

>> **key features**

- > ***GUIDE PRICE - £240,000 - £250,000***
- > A THREE BEDROOM SEMI-DETACHED HOUSE
- > BEAUTIFUL LIVING ACCOMMODATION THROUGHOUT
- > MODERN KITCHEN AND FAMILY BATHROOM
- > DRIVEWAY AND GARAGE
- > LOUNGE, DINING ROOM AND STUDY
- > LOCATED WITHIN THE S5 POSTCODE
- > CLOSE TO THE NORTHERN GENERAL HOSPITAL
- > EPC Rating: C

>> **short description**

GUIDE PRICE - £240,000 - £250,000 Lovely family home with a welcoming hall, good-size kitchen, a cozy lounge which leads to a kitchen diner and a study, three bedrooms, and a stylish bathroom. Great private garden and off-street parking. Perfect for family living!

>> **long description**

Beautiful family home featuring a welcoming reception hall with a leaded glass door. With the ground floor accommodation comprising a spacious kitchen with modern cream gloss units and a double oven, a utility, a cozy lounge with a bay window which opens to a dining room and study. Upstairs, there are three bedrooms and a stylish bathroom with a p-shaped bath. Enjoy a private rear garden and off-street parking provided by a driveway and a garage. Perfect for family living!

>> **directions**

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>> **Agent Note**

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>> room description

Main Reception Hall

With a leaded and stained patterned Glass UPVC double glazed door with matching arched side lights and top light, a GCH radiator, a staircase leading to the first floor accommodation and a part Georgian double glazed door taking you through to an inner hall.

Hallway

With a double panel GCH radiator, under stairs storage, access to the garage and an open aspect taking you through to the kitchen.

Kitchen

10' 8" maximum x 9' 6" maximum (3.25m maximum x 2.90m maximum)

With a UPVC double glazed window and a UPVC double glazed entrance door, a modern cream gloss coloured kitchen with chrome style handles offering a range of base/wall/draw units, a double oven, a four ring gas hob with overhead cooker extractor, a modern sink unit with hot/cold mixer tap, plumbing for a washing machine, inset ceiling spotlights, vertical modern radiator and a door taking you through to a large store room.

Utility

With a UPVC double glazed window to the rear elevation, a wall mounted boiler, a single radiator, a breakfast bar and coving.

Dining Room

11' 2" x 11' 2" (3.40m x 3.40m)

With a single radiator, open aspect through to the lounge and a set of part Georgian glazed doors taking you through to a sitting room.

Lounge

10' 3" plus bay x 10' 7" (3.12m plus bay x 3.23m)

With a UPVC double glazed bay window to the front elevation, a single radiator and a ceiling rose.

Sitting Room/Study

7' x 8' 7" (2.13m x 2.62m)

With UPVC double glazed French doors leading to the rear garden, a single radiator, Gaither rail and coving.

First Floor Accommodation

Landing

With a frosted UPVC double glazed fire escape window to the side elevation and loft access.

Bedroom One

10' 7" x 10' 3" plus bay (3.23m x 3.12m plus bay)

With a UPVC double glazed bay window to the front elevation and a single GCH radiator

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Bedroom Two

10' x 11' 2" (3.05m x 3.40m)

With a UPVC double glazed window to the rear elevation and a single GCH radiator.

Bedroom Three

8' 6" x 6' 2" (2.59m x 1.88m)

With a UPVC double glazed window to the rear elevation and a single GCH radiator.

Bathroom

With a frosted UPVC double glazed window to the front elevation, a chrome towel heater rail and a white three-piece suite, consisting of a low flush w/c, pedestal wash basin, a p shaped panel bath with overhead electric shower and curved shower screen. Additionally, there is a built-in store cupboard with gloss doors and chrome style handles, a modern PVC finish to the ceiling, tiled flooring and tiled walls.

Garage

18' 8" Maximum x 12' 4" maximum (5.69m Maximum x 3.76m maximum)

With a up and over roller door, internal power supply and lighting and a timber frame door leading to outside.

Outside

The property stands in grounds which to the rear offer a lovely private rear garden which is established. With a generous lawn section, a concrete patio area, a hard standing and pathway which continues to the side of the garage and to the side entrance door of the garage. To the front of the property there is off street parking provided by a good-size driveway.

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>> **room description**

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>> **property images**



Your William H Brown office: 392 Psalter Lane, SHEFFIELD, South Yorkshire, S11 8UW
T 01142 638012 **E** BannerCross@williamhbrown.co.uk

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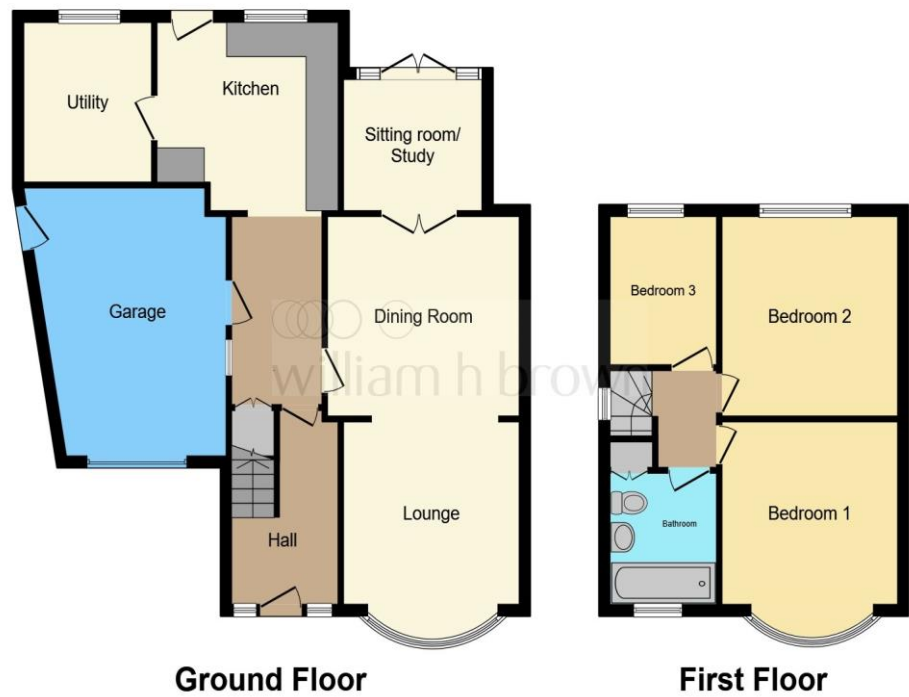
>> **property images**



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>> floor plan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

>> approval

	Signature	Date
Steve Dixon		
Mrs E. Maples		