











## 865 Firshill Crescent

Firshill • Sheffield • S4 7DW

Guide Price £140,000 - £150,000

Deceptively spacious 3-bedroom, 2-bathroom townhouse located in Firshill, S4, complete with detached garage and resident parking. Beautifully presented throughout styled with modern kitchen and bathrooms. Features versatile conservatory, generous, enclosed landscaped garden, combination gas central heating and double glazing. The ground floor features a modern shaker style dining kitchen complemented by quartz worktops, a range of integrated appliances and breakfast bar which overlooks the enclosed rear garden. A cosy lounge is presented in bold, modern tones, carpet and made to measure blinds. Also on ground level is a utility room / WC and versatile conservatory. The first-floor features 3 bedrooms, all beautifully presented and separate shower room. The main bedroom is styled in a warm neutral palette, complete with stylish ensuite fully tiled bathroom. Externally is a detached garage, resident parking and generous enclosed rear garden designed with attractive stone patio and raised lawn. Firshill Crescent is located close to an array of local amenities, providing regular public transport and excellent links to the city centre.









- Spacious Townhouse in S4
- 3 Good Sized Bedrooms & Modern Bathroom
- Beautifully Presented Throughout
- Modern Kitchen with Integrated Appliances
- Cosy Lounge & Versatile Conservatory

- Combination Boiler & Double Glazing
- Generous Enclosed Landscaped Garden
- Resident Parking & Detached Garage
- Freehold
- Council Tax Band A, EPC Rating D







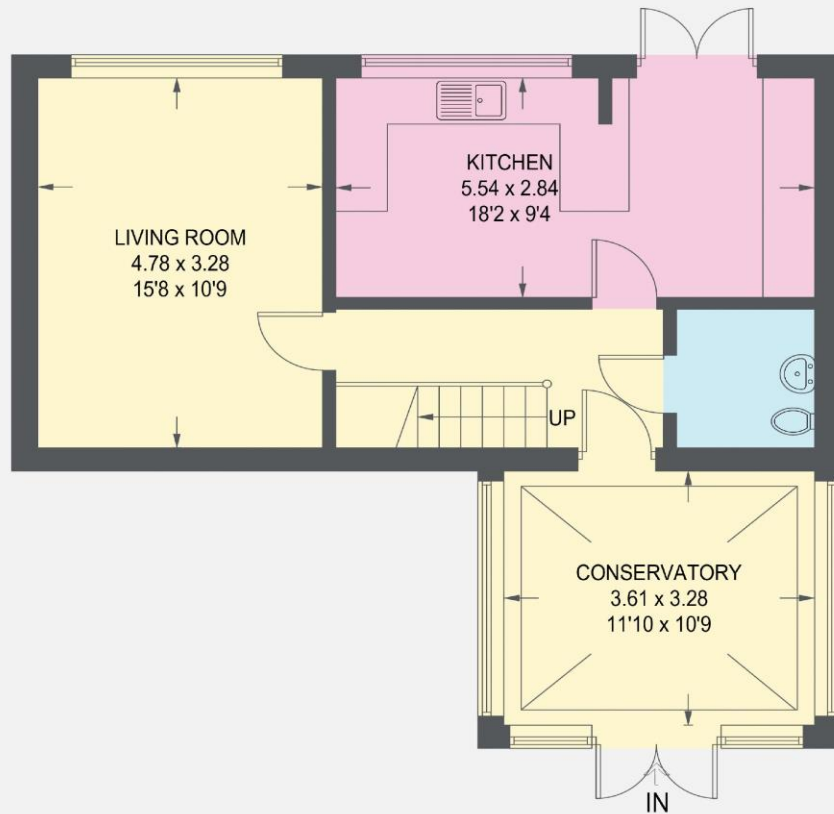


# 865 FIRSHILL CRESCENT

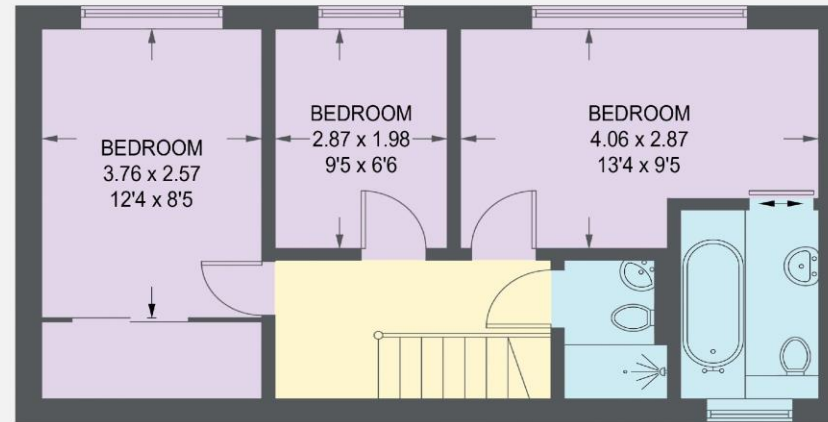
APPROXIMATE GROSS INTERNAL AREA = 99.8 SQ M / 1074 SQ FT

GARAGE = 13.5 SQ M / 145 SQ FT

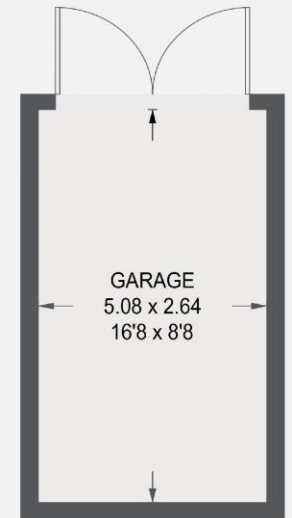
TOTAL = 113.3 SQ M / 1219 SQ FT



**GROUND FLOOR = 56.6 SQ M / 609 SQ FT**



**FIRST FLOOR = 43.2 SQ M / 465 SQ FT**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.



