







53 Clifton Crescent

Handsworth • Sheffield • S9 4BD

Guide Price £165,000 - £175,000

Deceptively spacious, light and airy 2 double bedroom semi-detached property conveniently located in Handsworth providing excellent transport links. Offering fabulous potential to develop or extend subject to necessary consents. Features off street parking, generous enclosed rear garden, combination gas central heating and double glazing. The ground floor comprises a generously proportioned dual aspect, flexible living space presented in a neutral palette with modern grey carpet and French doors to the rear, creating a direct link with the garden. The cheerful shaker style kitchen incorporates integrated oven, gas hob and extractor with space and plumbing for further freestanding appliances and alternative side door access. The first floor features 2 spacious double bedrooms, to the rear providing a pleasant garden outlook and front facing features a bay window and built in wardrobe storage. The family bathroom is equipped with white suite, overhead shower and separate WC. Externally a block paved driveway creates of street parking, with a shared driveway leading to a generous enclosed rear garden, designed with hardstanding patio and level lawn. Situated in popular Handsworth the property is a stone's throw from a host of local amenities, schools and links to both the M1 motorway networks and Sheffield city centre also within easy reach of Meadowhall shopping centre.



COCKTAILS



- Attractive Semi Detached House in S9
- 2 Double Bedrooms
- Offers Potential to Extend / Develop
- Cheerful, Modern Kitchen
- No Onward Chain

- Convenient Location & Excellent Transport Links
- Generous Enclosed Rear Garden
- Off Street Parking
- Freehold
- Council Tax Band B. EPC Rating C



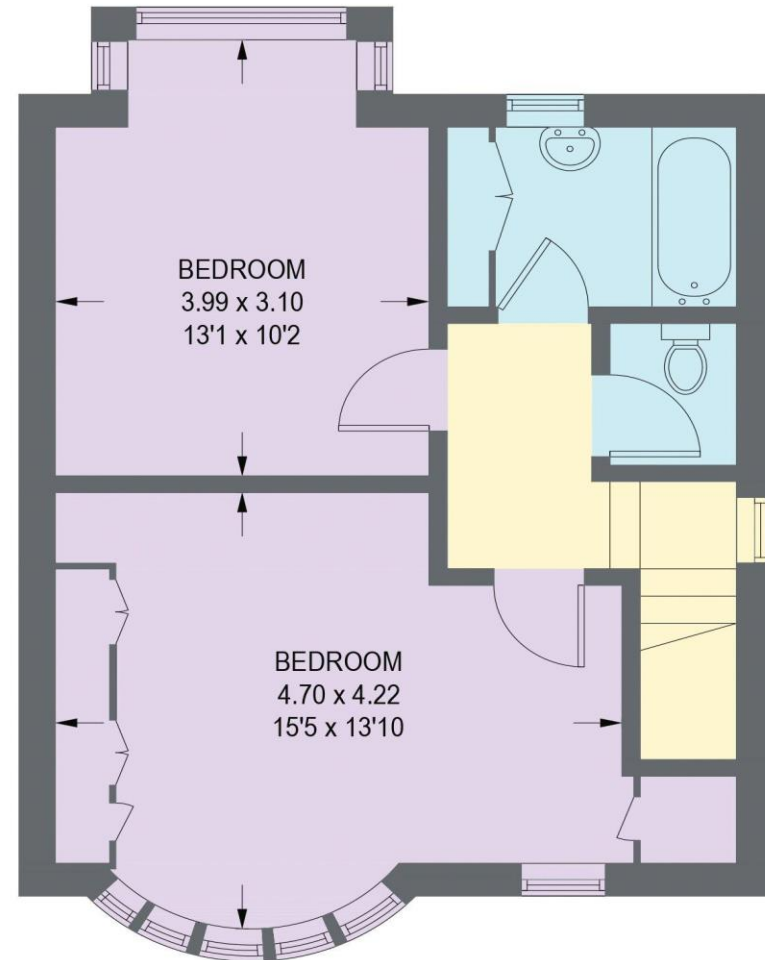


53 CLIFTON CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 80.2 SQ M / 863 SQ FT



GROUND FLOOR
39.5 SQ M / 425 SQ FT



FIRST FLOOR
40.7 SQ M / 438 SQ FT

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

(IDMRP2025)



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk [haushomes.co.uk](https://www.haushomes.co.uk)

0114 276 8868