





THE WILLIS'S
est 2012
WHERE LIFE
begins &
LOVE NEVER
ends



45 Clifton Crescent

Handsworth • Sheffield • S9 4BD

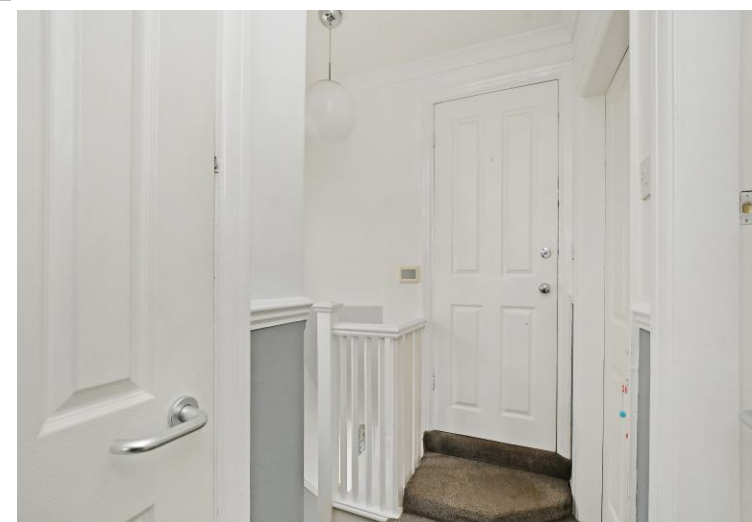
£230,000

Deceptively spacious, effectively extended 3 bedroom semi detached family home with separate self contained studio flat. Flexible accommodation incorporating spacious dual aspect living area, modern kitchen with adjoining utility space, 3 bedrooms, driveway and generous enclosed rear garden. The property opens into a welcoming hallway presented in modern on trend colours and laminate floor creating a great first impression. The dual aspect living area is separated by glazed, double doors offering a flexible open space if required with bay fronted lounge and dining area offering direct access to rear garden through French doors. The kitchen is fitted with modern white gloss units, topped with complementary worktops, incorporating integrated oven, 5 ring gas hob and extractor. Adjoining utility space creates additional storage and space with plumbing for further freestanding appliances. The first-floor features 3 bedrooms, a bay fronted double and 2 rear facing with pleasant garden aspect. The family bathroom is fully tiled equipped with 3-piece white suite, rainfall shower, vanity units and heated towel rails. Externally a driveway with electric car charging point offers off street parking. Through secure gates to the rear is a generous, fully enclosed garden featuring stone patio and lawn, complemented by established planting. To the far end of the garden is a separate self-sufficient studio flat fitted with double glazing and gas central heating. 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.





- Effectively Extended Semi Detached House
- Deceptively Spacious
- 3 Bedrooms & Modern Bathroom
- Separate Self Contained Studio Flat
- Located in Handsworth. S9
- Modern Kitchen & Separate Utility Room
- Generous Enclosed Rear Garden
- Driveway Providing Off Street Parking
- Leasehold TBC, Approx £10pa
- Council Tax band B, EPC Rating D



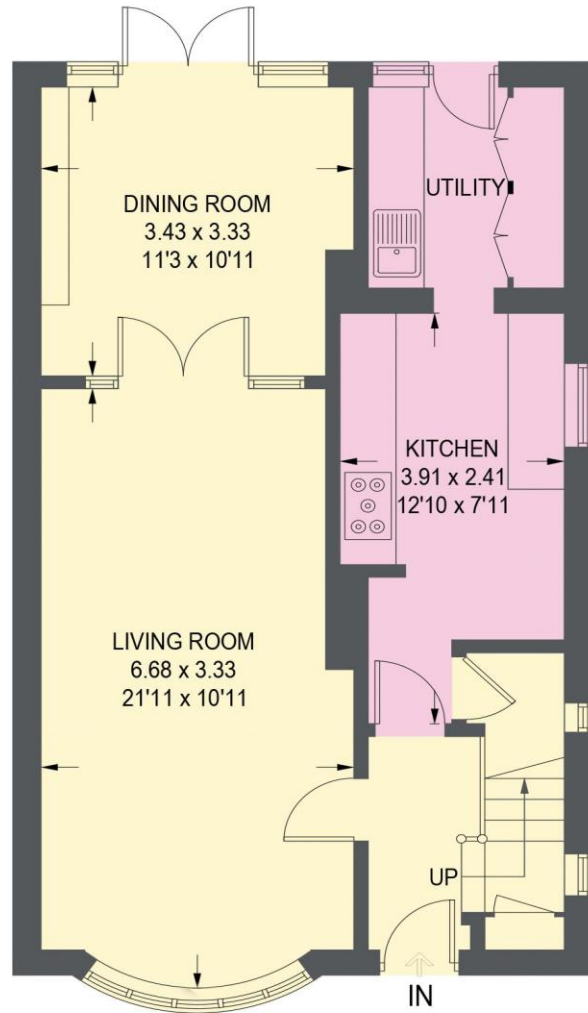


45 CLIFTON CRESCENT

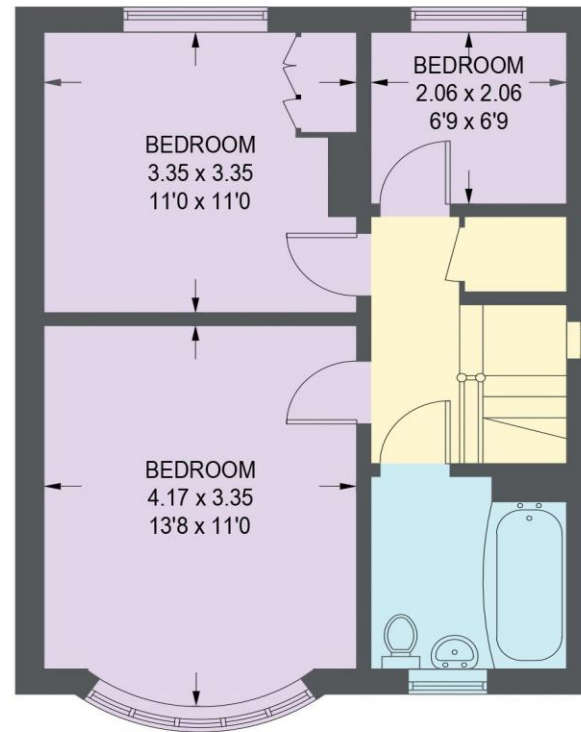
APPROXIMATE GROSS INTERNAL AREA = 100.7 SQ M / 1083 SQ FT

THE COTTAGE = 16.2 SQ M / 174 SQ FT

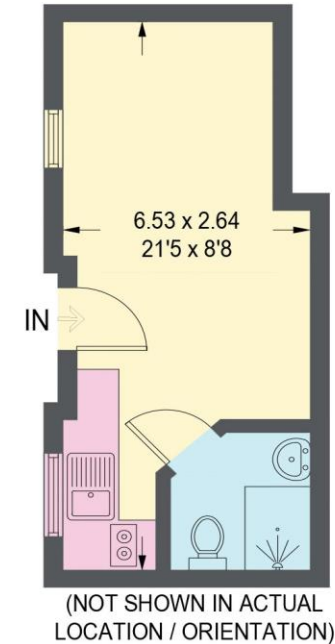
TOTAL = 116.9 SQ M / 1257 SQ FT



GROUND FLOOR
58.1 SQ M / 625 SQ FT



FIRST FLOOR
42.6 SQ M / 458 SQ FT



THE COTTAGE
16.2 SQ M / 174 SQ FT

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

