







28 Rowdale Crescent

Frecheville • Sheffield • S12 4SJ

Guide Price £220,000 - £240,000

An extended 3-bedroom semi-detached house with a garden studio, a south-west facing garden, double block-paved driveway, and fabulous views. Accommodation on two floors including a ground floor kitchen extension and a side utility extension. Features include modern décor, a modern kitchen with a central island and integrated appliances, and a modern bathroom. Benefits from gas central heating with a combination boiler, double glazing, a security alarm, and CCTV. Potential to convert the loft, subject to any necessary consents. Extremely popular road. Freehold. On the ground floor, there is a front porch with uPVC double glazing and an inner door into a hallway with stairs rising to the first floor. The lounge and dining room has modern tones, a laminate floor, a focal fireplace with an electric fire, provision for a wall-mounted TV above, rear French doors onto the garden and a front bay window with far reaching views. The blinds are included in the sale. The kitchen has been extended to create the hub of the home, ideal for everyday use and entertaining, with an extensive range of Sheker units. There is a popular central island with a granite top, a breakfast bar, and a tiled floor which flows from the hallway. A rear window overlooks the garden and side French doors open on the patio. Included within the sale is an integrated oven, grill, microwave oven, hob, extractor, and dishwasher. The American style fridge freezer is also included in the sale. A door leads into the utility room, also forming part of the extension, extending along the side of the house, with a front entrance door, ideal for families and those with dogs. There is a further range of fitted units, one housing the combination boiler, along with further under-stair storage. There is a sink, plumbing for a washing machine and space for a tumble dryer. A partially tiled cloakroom with a WC and wash basin completes the ground floor. On the first floor, there is a landing with a ceiling hatch to the loft, providing scope for conversion, subject to any necessary consents. The main bedroom has a range of fitted furniture along with a bay window with breathtaking views. There are two rear bedrooms, both with fitted furniture, one a double room, the other smaller, which can be used as a child's bedroom, dressing room, or a home office. Both rear bedrooms benefit from a south-west facing garden aspect. The bathroom has a modern white suite including a shower over the bath with a glass screen, a wash basin, WC, complemented by stylish tiling, shelving, and a heated chrome towel rail. Outside, there is a double, side-by-side, block-paved driveway with an electric charging point, which is included in the sale. At the rear, there is a south-west facing garden with a lawn, paved patio, separate terrace, rear planted border, fruit, and vegetable beds, along with a timber-built garden studio. The studio has glazed French doors, a laminate floor, pleasant décor, and offers versatility. Rowdale Crescent is an extremely popular road, well-served by local shops and amenities, schools, recreational facilities, public transport, and access links to the city centre, motorway, Crystal Peaks, and train station. Council Tax Band B. EPC Rating D.





- Extended Semi-Detached House
- 3 Bedrooms with Fitted Furniture
- Garden Studio
- Extended Modern Kitchen
- Modern Bathroom
- South-West Facing Garden
- Block-Paved Double Front Driveway
- Fantastic Far-Reaching Views
- Potential to Convert Loft
- Freehold



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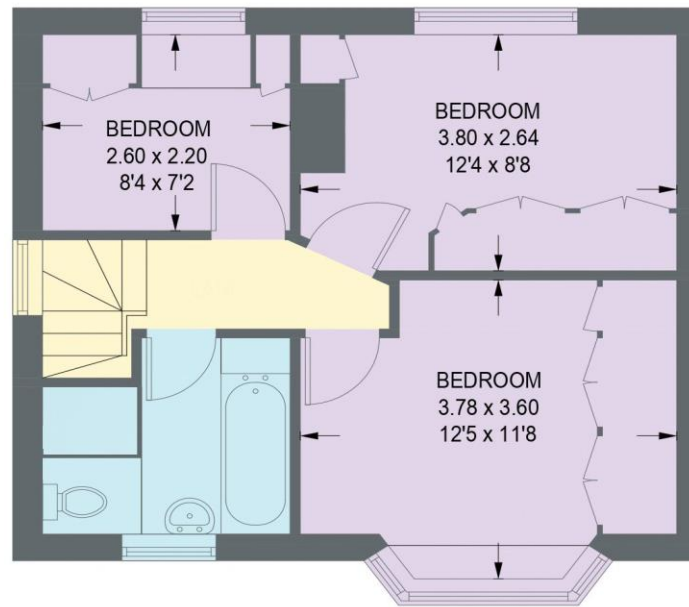
APPROXIMATE GROSS INTERNAL AREA = 97.7 SQ M / 1051 SQ FT

GARDEN ROOM = 10.2 SQ M / 110 SQ FT

TOTAL = 107.9 SQ M / 1161 SQ FT



GROUND FLOOR
60.9 SQ M / 655 SQ FT



FIRST FLOOR
36.8 SQ M / 396 SQ FT

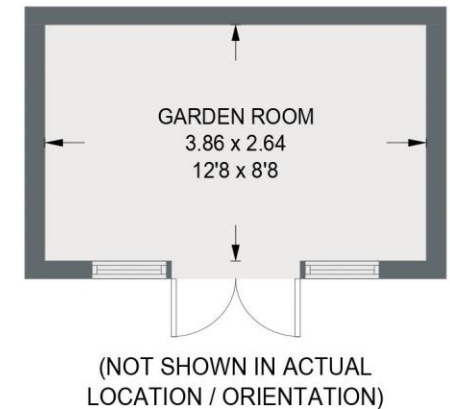


Illustration for identification purposes only,
measurements are approximate, not to scale.



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