





## 72 Standon Crescent

Wincobank • Sheffield • S9 1PP

Guide Price £150,000 - £160,000

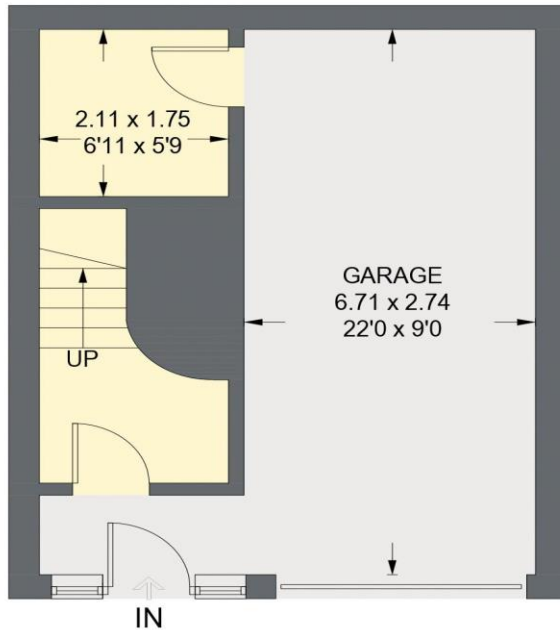
A well-presented and spacious three-bedroom townhouse situated on a quiet residential street in Wincobank, this lovely home offers bright and comfortable living throughout and provides excellent potential to develop into a modern family home. Offered with no onward chain. The property features an inviting entrance hall with stairs leading to a generous, flexible living room decorated in modern grey tones, complemented by large front-facing windows that allow plenty of natural light. The contemporary kitchen is fitted with shaker-style units, contrasting worktops, and an integrated oven with gas hob, and enjoys views over the rear garden with direct access via a rear door. Also on this level is a bathroom with a modern white suite, a shower over the bath, and partial tiling. Upstairs, the landing includes built-in storage and leads to three bedrooms—two well-proportioned doubles and a smaller third bedroom ideal for a child, guest room, or home office. Outside, the property benefits from a hardstanding driveway leading to an integral garage, offering further development potential if desired. The rear garden is terraced with split-level lawns, a patio area, established planting, and a garden shed, creating a pleasant and usable outdoor space. Located in the popular residential area of Wincobank, this home benefits from a convenient position close to local shops, schools and everyday amenities, while being just a short drive from Meadowhall and major transport links including the M1. The area offers plenty of green space with Wincobank Hill and Concord Park nearby, creating a great balance of practicality and outdoor lifestyle. Ideal for families and commuters alike, Wincobank provides a well-connected and friendly community setting.



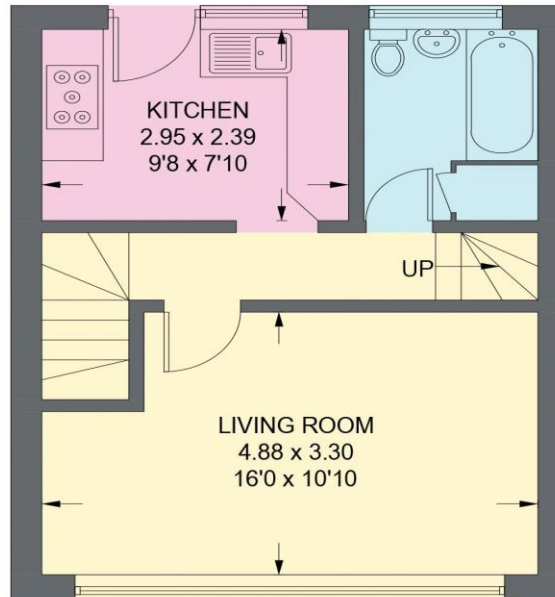
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- A photograph of a child's bedroom. The walls are painted a light blue. On the left, a tall wooden wardrobe with two blue doors and several drawers at the bottom stands against the wall. On top of the wardrobe are various toys and boxes. To the left of the wardrobe, a small white shelf holds books and a stuffed dog. Below the shelf is a toy car. On the wall to the left of the wardrobe, the words "NEW PLAY" are written in a stylized font, surrounded by star stickers. A window with light blue curtains is on the right wall, looking out onto a residential street with houses and trees. A blue dinosaur sticker is on the wall below the window. A blue cylindrical lamp hangs from the ceiling. A blue ball and a blue inflatable ring are on the floor near the window. A black table with a blue tablet on it is in the bottom right corner.

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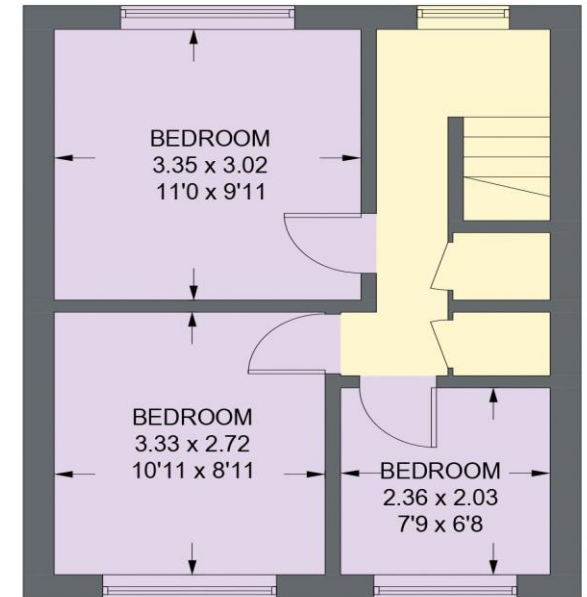
APPROXIMATE GROSS INTERNAL AREA = 99.8 SQ M / 1073 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR**  
**33.3 SQ M / 358 SQ FT**



**FIRST FLOOR**  
**33.3 SQ M / 358 SQ FT**



**SECOND FLOOR**  
**33.2 SQ M / 357 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1261620)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.