



## 94 Thornbridge Crescent, Frecheville, Sheffield, South Yorkshire, S12 3AF

Offers In The Region Of £159,950

- Semi Detached Home
- Well Presented Throughout
- Popular Location
- Ideal for 1st Time Buyer
- Two Double Bedrooms
- Gas Central Heating
- Close to Amenities
- NO CHAIN
- uPVC Double Glazing
- Enclosed Rear Garden

# 94 Thornbridge Crescent, Sheffield, S12 3AF

Available with no chain and immediate vacant possession is this lovely two bedroom semi-detached home. Situated in a much sought after residential area, close to a range of local amenities including well regarded schooling for all ages, access to good road networks into the city and out to the motorway networks, shops and larger retail outlets at Crystal Peaks and Drakehouse. The property has been a well-loved family home and whilst being extremely well maintained is now getting ready for some cosmetic upgrading and further modernisation. The property benefits from uPVC double glazing, gas fired central heating and it stands in enclosed low maintenance gardens.



Council Tax Band: A



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Having a timber effect composite door with inlaid glazed panels, a central heating radiator, meter cupboards and a staircase leading to first floor accommodation

#### DOWNSTAIRS W/C

Having a low flush WC, tiled walls and a side facing UPVC glazed window.

#### LIVING ROOM

16'10" x 10'5"

A well proportioned living room which benefits from a front facing UPVC double glazed window, rear facing UPVC French doors with complementary side panel, a central heating radiator and a feature fireplace with ornate timber surround and coal effect gas fire.

#### KITCHEN

10'3" x 9'10"

Fitted with a comprehensive range of units above and below roll top works surfaces and incorporating a 1 1/2 bowl single drainer sink with mixer taps. There is also integrated within the units a gas oven and grill and a four ring gas hob. A rear facing UPVC double window which overlooks the rear garden, a central heating radiator and tiled walls.

#### REAR LOBBY

2'9" x 2'7"

Having a composite entrance door with inlaid glazed panels and top light.

#### STORE ROOM

4'9" x 2'7"

Space and plumbing for an automatic washing machine and the Ideal logic combination boiler is housed here.

### FIRST FLOOR

#### LANDING

Having a front facing double glazed window, useful storage cupboard and access is provided the loft storage space.

#### BEDROOM ONE

16'10" 10'5"

Having dual aspect uPVC double glazed windows enjoying great views to the rear, two central heating radiators and coving to the ceiling.

## BEDROOM TWO

13'6" 7'8"

Having a side facing uPVC double glazed window, a central heating radiator and coving to the ceiling.

## BATHROOM

10'7" x 4'10"

Fitted with a white three piece suite comprising of a panelled bath with electric shower over, low flush w/c and wash hand basin. There are ceramic tiles to the walls, a rear facing UPVC window and central heating radiator.

## OUTSIDE

To the front of the property is a beautiful landscaped garden with plum slate filled raised beds behind drystone walls. A pathway leads to the front door and in turn to the side of the property where there is a brick built store and secure timber gate which leads though to the rear garden. To the rear of the property is a good sized, enclosed lawned garden.







## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	