



## 28 Lister Crescent, Sheffield, South Yorkshire, S12 3FT

Offers In The Region Of £165,000

- Semi Detached Home
- NO CHAIN
- uPVC Double Glazing
- Requiring Cosmetic Upgrading and Modernisation
- Close To Local Amenities
- Two Bedrooms
- Popular Residential Location
- Charming Gardens
- Off Road Parking
- Ideal for FTB and Young Families



# 28 Lister Crescent, Sheffield S12 3FT

Andersons are delighted to present to the open market this three bedroom semi-detached family home. Located in this popular residential suburb, which offers a wide range of amenities including shops, restaurants, schools and transport links to the city centre and wider road networks. Benefitting from double glazing and a conservatory. Whilst the property has been a well loved family home it would now benefit from some cosmetic upgrading and modernisation throughout. The property stands in good sized gardens to the front and rear and benefits from a driveway which provides car standing space.

The accommodation briefly comprises: Entrance Porch, Entrance Hall Living Room, Conservatory, Kitchen. Landing, Two Bedrooms and a Family Bathroom.



Council Tax Band: A



## ACCOMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Being of uPVC construction and having double glazed windows to the front and side.

#### ENTRANCE HALL

With a timber entrance door, coving to the ceiling and staircase leading to first floor accommodation

#### LIVING ROOM

12'1" x 11'2"

Having a front facing UPVC double glazed bay window, coving to the ceiling and a coal effect living flame gas fire with contemporary surround.

#### KITCHEN

14'4" x 7'6"

Fitted with a comprehensive range of units above and below roll top works surfaces which incorporates a stainless steel sink with single drainer and complementary tiled walls. There is space for a freestanding electric cooker, space and plumbing for an automatic dishwasher and space for a low level fridge. There are two rear facing uPVC double glazed windows one of which looks out onto the garden and a timber entrance door which leads to the conservatory.

#### CONSERVATORY

11'1" x 6'2"

Being of uPVC construction and having french doors which lead onto the rear garden.

### FIRST FLOOR

#### LANDING

Having a side facing UPVC double glazed window, coving to the ceiling and access to the loft storage.

#### BEDROOM ONE

11'6" x 11'3"

Having a front facing UPVC double glazed window, built in bedroom furniture and access to a good sized over stair storage cupboard, which also benefits from a uPVC double glazed window.

#### BEDROOM TWO

8'5" x 8'3"

Having a uPVC double glazed window with views out onto the rear garden, coving to the ceiling, picture rail and airing cupboard housing the hot water cylinder.

#### BATHROOM

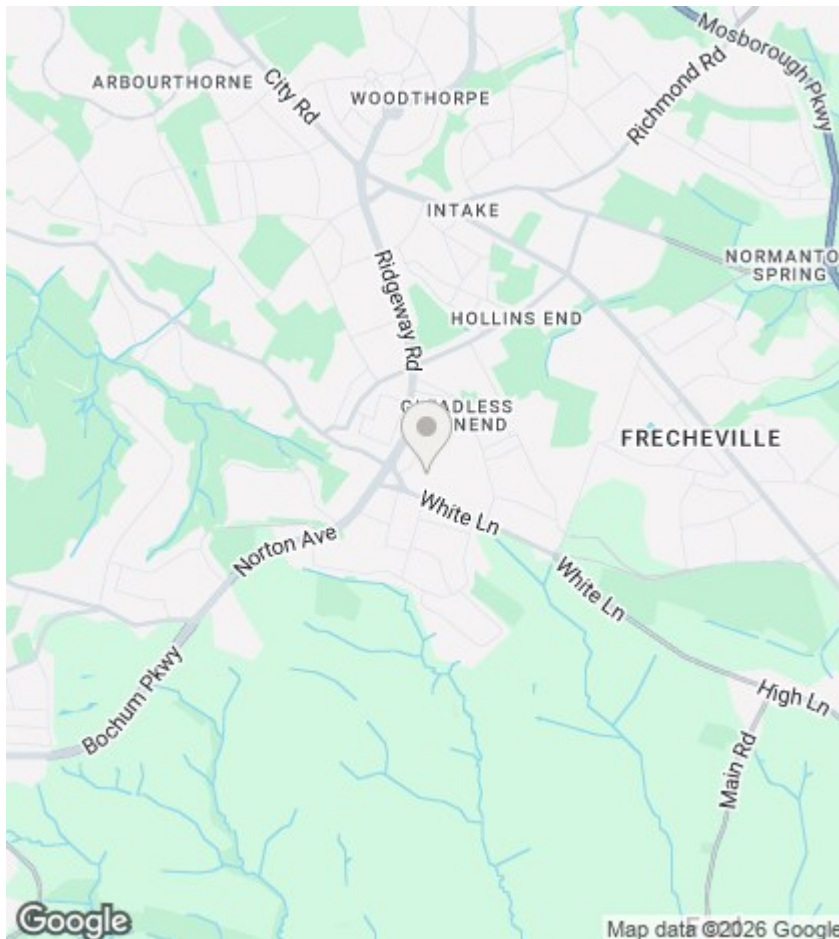
5'8" x 5'1"

Fitted with a three-piece suite comprising a panelled bath with electric shower and folding shower screen over, low flush WC and pedestal wash hand basin. There are ceramic tiled the walls, an extractor fan and a rear facing UPVC double glazed window.

#### OUTSIDE

To the front of the property sees an area of block paved car standing with a mature shrub garden behind hedges. To the side of the property is a secure gate which provides access to the rear where there is a lovely lawned garden enclosed by hedges and having an area of mature shrubs and a path which leads down to a timber built summer house.





## Directions

## Viewings

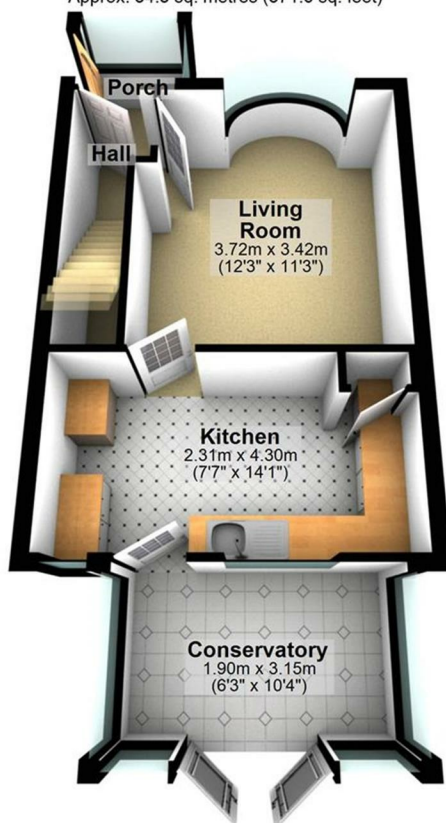
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## EPC Rating:

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

### Ground Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



### First Floor

Approx. 26.4 sq. metres (283.9 sq. feet)

