



22 COWPER CRESCENT

SHEFFIELD, S6 1AW

£125,000
FREEHOLD

ATTENTION ALL FIRST TIME BUYERS AND INVESTORS FOR SALE WITH NO UPPER CHAIN IS THIS WELL PRESENTED TWO BEDROOM SEMI DETACHED FAMILY HOME.

This property features a welcoming entrance hallway with storage, a spindle staircase, and laminate flooring leading into a well-equipped breakfast kitchen with modern appliances and access to the rear garden. The spacious living room has front and rear-facing UPVC double-glazed windows and a decorative feature fireplace. Upstairs, there are two double bedrooms and a family bathroom with a three-piece suite and overhead shower. The property is set on a good-sized plot with front and rear gardens, offering ample outdoor space.

Kendra
Jacob

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- ATTENTION ALL INVESTORS AND FIRST TIME BUYERS
- WELL PRESENTED TWO BEDROOM SEMI DETACHED FAMILY HOME
- ENTRANCE HALLWAY
- SITTING ROOM WITH A FEATURED FIRE PLACE
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- THREE PIECE FAMILY BATHROOM SUITE
- FRONT AND REAR GARDENS
- ON STREET PARKING
- MUCH SOUGHT AFTER LOCATION



ENTRANCE HALLWAY

The property features a front-facing entrance door leading into a welcoming hallway. There is a large storage cupboard with an obscure front-facing window, a spindle staircase leading to the first-floor landing, a central heating radiator, and laminated wood flooring that extends through to the kitchen. A door provides access to the living room.

BREAKFAST KITCHEN

The kitchen is fitted with a range of wall and base units, complemented by work surfaces incorporating a stainless steel sink unit with a mixer tap. It includes a fitted electric oven, an electric hob, plumbing for an automatic washing machine, and space for a freestanding fridge-freezer. There is a rear-facing UPVC double-glazed window, a side-facing window, and an entry door leading to the rear garden.

LIVING ROOM

A spacious living room with front and rear-facing UPVC double-glazed windows. The room features coving to the ceiling, a central heating radiator, and the focal point is a decorative feature fireplace.

FIRST FLOOR LANDING

The landing has a side-facing UPVC double-glazed window, an access hatch to the loft space, and doors leading to two double bedrooms and the family bathroom.

MASTER BEDROOM

The master bedroom has both front and rear-facing UPVC double-glazed windows and a central heating radiator.

BEDROOM TWO

A second double bedroom with a rear-facing UPVC double-glazed window and a central heating radiator.

BATHROOM

A white three-piece suite comprising a corner panelled bath with an electric overhead shower, a pedestal hand wash basin, and a low-flush WC. The walls are fully tiled, and there is tile-effect vinyl flooring. The bathroom also features a central heating radiator, an electric extractor fan, and a front-facing obscure UPVC double-glazed window.

OUTSIDE

The property is set on a generous plot, with both front and rear gardens.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

Viewings – By Appointment Only

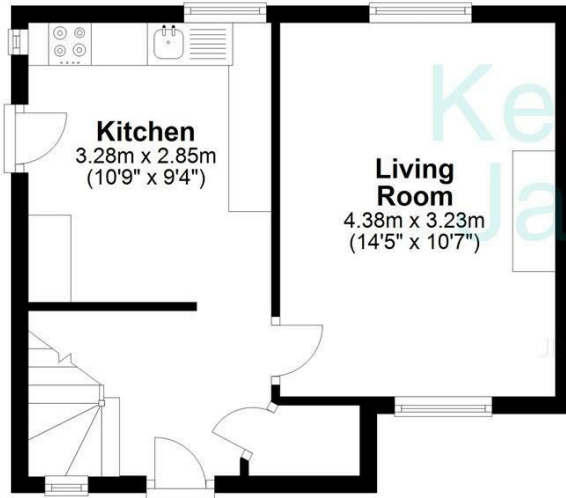
Floor Area – 595.80 sq ft

Tenure – Freehold



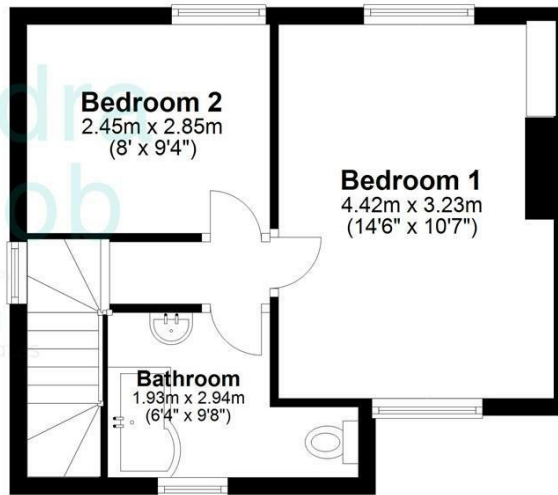
Ground Floor

Approx. 30.7 sq. metres (330.4 sq. feet)



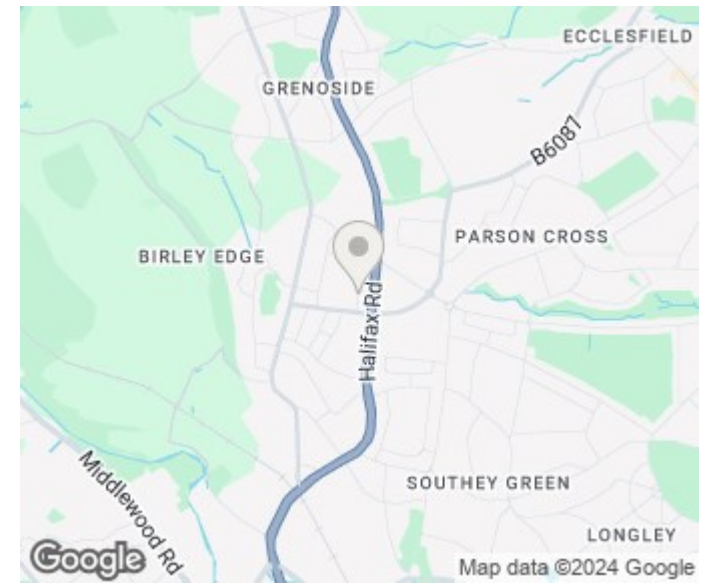
First Floor

Approx. 24.7 sq. metres (265.4 sq. feet)



Total area: approx. 55.3 sq. metres (595.8 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. _
Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

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