

Fox Hill Crescent,

welcome to

Fox Hill Crescent,

Guide Price £90,000 - £100,000 A well-maintained three bedroomed split-level maisonette offering comfortable family living. Benefitting from a bright lounge, modern dining kitchen, three bedrooms, a stylish bathroom, a separate W.C. and two private balconies.

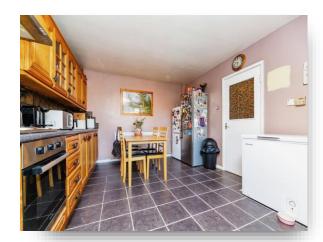












Entrance Hall

Storage cupboard, provides access to the main ground floor hall.

Kitchen

15' 2" x 11' 4" (4.62m x 3.45m)

Solid oak cupboards, front facing decorative double glazed windows. GCH radiator. Space for free standing fridge, washer and dryer.Built in oven ,electric hob and extractor. Storage cupboard which houses the boiler and gas meter.

Bathroom

Ground floor bathroom. Bath tub, mixer tap sink, front facing obscured window. Air vent and towel radiator.

Lounge

11' 5" x 16' 4" (3.48m x 4.98m)

First floor Lounge area. Rear facing large, double glazed windows. Gas fireplace. Balcony access

Bedroom 1

15' 2" x 11' 5" (4.62m x 3.48m)

Front facing, double glazed window. GCH radiator. Storage cupboard which houses the water tank.

Bedroom 2

11' 4" x 12' (3.45m x 3.66m)

Rear face double glazed window. GCH radiator

W/C

Located on the first floor.

Bedroom 3

8' 6" x 7' 9" (2.59m x 2.36m)

Front face window, GCH radiator. 2nd Balcony.





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Fox Hill Crescent,

Spacious Three Bedroom Split Level Maisonette

- Bright Lounge & Generous Dining Kitchen
- Two Private Balconies
- Gas Central Heating and Double Glazing Throughout
- Excellent Local Amenities and Transport Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 63.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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guide price

£90,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CPK114815 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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