



**Clifton Crescent,**

 william  
h brown

**welcome to**

**Clifton Crescent,**

\*\*\*GUIDE PRICE £220,000-£230,000\*\*\*\*Three-bedroom semi-detached home ideal for first-time buyers. Includes lounge, modern kitchen with garden access, three bedrooms and bathroom. Generous lawned rear garden and close to shops, schools and transport links. Viewings advised.



**Hall**

Providing access to the front entrance, access to the first floor accomodation.

**Living Room**

Having a front facing double glazed bay window and radiator.

**Kitchen**

Having a rear facing double glazed window, a range of wall and base units, gas hob, integrated oven, extractor hood , kitchen island, space and plumbing for a washer and a door providing access to the rear garden.

**Bedroom One**

Having a front facing double glazed window and a radiator.

**Bedroom Two**

Having a front facing double glazed window and a radiator.

**Bedroom Three**

Having a front facing double glazed window and a radiator.

**Shower Room**

Having a rear facing double glazed window, a towel heater, shower suite, wc and a wall mounted vanity sink unit.

**Garden**

Having an enclosed lawned rear garden with a paved seating area and lockable shed.



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welcome to

## Clifton Crescent,

Three bedrooms

- Semi-detached property
- Contemporary interiors throughout
- Generously sized rear garden
- Access to local amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 6.00

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1933.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£220,000**



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Property Ref:  
CPK114864 - 0003

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**0114 247 1421**



[crystalpeaks@williamhbrown.co.uk](mailto:crystalpeaks@williamhbrown.co.uk)



Unit C1 6 Peak Square, Crystal Peaks,  
SHEFFIELD, South Yorkshire, S20 7PH



[williamhbrown.co.uk](http://williamhbrown.co.uk)