



Hardwick Crescent, Brincliffe, Sheffield, South Yorkshire S11 8WB

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EPC

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£400,000

PINWOOD



Hardwick Crescent Brincliffe Sheffield South Yorkshire S11 8WB

£400,000

**2 bedrooms
2 bathrooms
1 receptions**

- NO CHAIN - SCOPE FOR MODERNISATION/EXTENSION (STPP)
- LOVLEY SOUTH FACING WELL STOCKED TIERED GARDEN WITH SHED - PATIO - LAWN - VIEWS OVER SHEFFIELD - BUILT IN STORE
- SINGLE DETACHED GARAGE/WORKSHOP WITH CAR PORT AND BLOCK PAVED DRIVEWAY FOR TWO SMALL VEHICLES - ON STREET PARKING ALSO AVAILABLE
- TWO DOUBLE BEDROOMS - BOTH WITH BUILT IN WARDROBES - ENSUITE SHOWER ROOM AND BAY WINDOW TO PRINCIPAL BEDROOM
- TWO RECEPTION ROOMS - DUAL ASPECT LOUNGE WITH BAY WINDOW - DINING ROOM WITH SLIDING DOORS TO REAR PATIO AND GARDEN
 - LOUNGE WITH BAY WINDOW AND FEATURE FIREPLACE
- QUIET CUL DE SAC LOCATION - VERY SOUGHT AFTER AREA ON THE OUTSKIRTS OF SHEFFIELD CENTE
- SHORT WALK TO ENDCLIFFE PARK AND BINGHAM PARK WOODS
- CLOSE TO ALL THE MAIN COMMUTER ROUTES AND LOCAL AMENITIES AND SCHOOLS
 - KITCHEN HAS INTEGRATED OVEN, HOB, EXTRACTOR, FRIDGE AND FREEZER



Tucked away on a peaceful cul-de-sac in one of Sheffield's most desirable neighbourhoods, this attractive two double bedroom, two bathroom detached bungalow offers a rare chance to purchase a home in the sought-after suburb of Brincliffe, on the ever-popular west side of the city.

Ideally situated just off Psalter Lane, the property is only a short stroll from the vibrant amenities of Ecclesall Road and Sharrowvale Road, with their independent shops, cafés, bistros, and farmers' market. Local parks, sports clubs, and leisure facilities are all close by, while the city centre is within easy reach, making this a superbly convenient yet tranquil location.

Spanning approximately 1,059 sq. ft., the bungalow has been thoughtfully designed for both comfort and practicality. The property is entered into a welcoming hallway with large store room, a spacious dual aspect lounge with bay window which creates a welcoming setting for relaxing or entertaining, complemented by an additional reception room currently used as a dining room, kitchen with integrated appliances, two generously sized double bedrooms, ensuite shower room and bathroom. To the front the property benefits from off-road parking for up to two vehicles – a valuable feature in this highly sought-after area, with access to the single detached garage and carport, on street parking is also available, to the rear is a well stocked tiered garden with patio, built in storage, shed and far reaching view over Sheffield.

The home's setting on Hardwick Crescent is well known for its strong sense of community, further enhancing its appeal. Perfect for couples, downsizers, or small families, this delightful bungalow combines a peaceful residential setting with excellent access to Sheffield's best amenities. Early viewing is highly recommended to fully appreciate the opportunity on offer.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

ENTRANCE HALL

A welcoming entrance hall with a traditional wooden front door, fitted carpet, and wallpaper décor. Period-style features include a ceiling rose and picture rail, adding character to the space. Practical elements include a built-in storage cupboard and three radiators.

KITCHEN

10'9" x 10'7" (3.28 x 3.23)

Fitted with a range of beech-effect wall and base units with laminate work surfaces and inset spotlight detailing, the kitchen is both stylish and practical. It features an integrated fridge and freezer, high-level oven with separate grill, four-ring gas hob with extractor above, and a 1.5 bowl sink with chrome mixer tap. A cupboard neatly houses the Logic boiler. Natural light is provided by a uPVC window and matching uPVC door, while the fully tiled walls and parquet-style lino flooring complete the space.

LOUNGE

13'6" into bay x 12'11" (4.14 into bay x 3.94)

A spacious and inviting lounge with dual-aspect uPVC windows, one is a bay window, allowing natural light to fill the room. The space features a decorative stained glass windows, two radiators, fitted carpet, wallpaper décor, coving, and a ceiling rose. A red quarry-tiled hearth with brick fire surround houses a gas fire, creating a warm and welcoming focal point.

DINING ROOM

9'10" x 9'8" (3.01 x 2.95)

A bright and versatile reception space featuring a fitted carpet, dado rail, and decorative ceiling rose. A built-in storage cupboard offers useful practicality, while a uPVC sliding door provides direct access to the garden. The room is completed with a wall-mounted radiator and tasteful wallpaper décor.

BEDROOM ONE

12'9" x 12'3" (3.90 x 3.75)

A spacious double bedroom to the front aspect, featuring a fitted carpet, radiator, and a uPVC bay window that fills the room with natural light. The room is finished with tasteful wallpaper décor and includes built-in wardrobes, providing excellent storage.

ENSUITE SHOWER ROOM

6'6" x 5'6" (2.00 x 1.70)

A modern ensuite featuring fully tiled walls and vinyl flooring. The space includes a corner shower cubicle, low-gloss WC, and a ceramic sink set into a laminated worktop with chrome mixer tap, complete with built-in vanity cupboards for storage. Additional features include a wall-mounted radiator, uPVC frosted window, and extractor fan.

BEDROOM TWO

10'11" x 9'10" (3.35 x 3.02)

A generous double bedroom to the rear aspect, featuring a uPVC window, fitted carpet, radiator, and tasteful wallpaper décor. The room also benefits from built-in wardrobes, providing practical storage solutions.

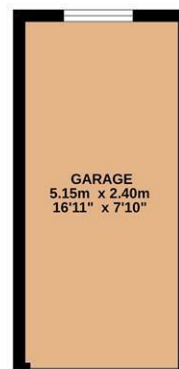
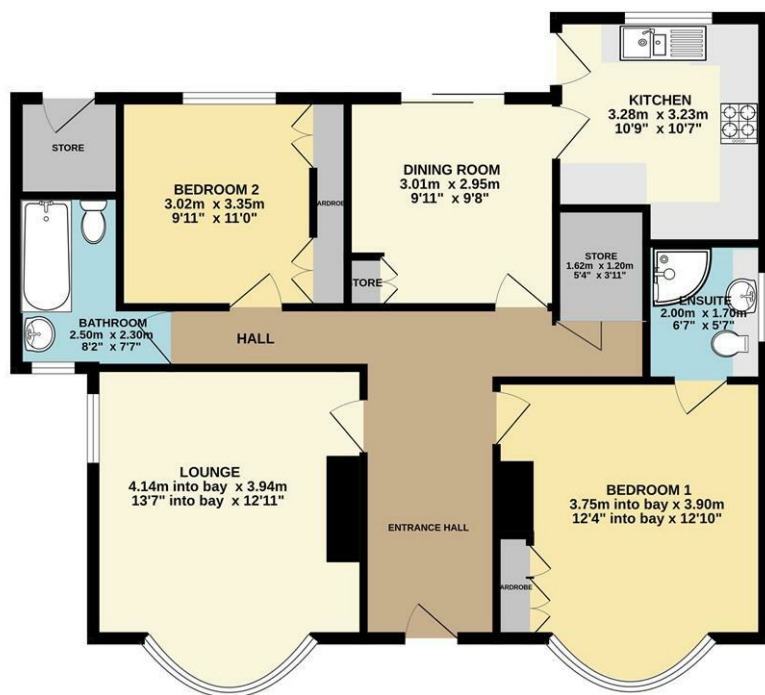
BATHROOM

8'2" x 7'6" (2.50 x 2.30)

A well-appointed family bathroom featuring vinyl flooring, dado rail, and wallpaper décor. The room comprises a cistern WC, pedestal sink with chrome taps and tiled surrounds, and a bath. Additional features include a wall-mounted radiator, coving, and a uPVC frosted window, combining practicality with traditional charm.



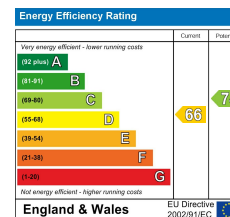
SINGLE DETACHED GARAGE
12.4 sq.m. (133 sq.ft.) approx.



TOTAL FLOOR AREA: 98.4 sq.m. (1059 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EXTERIOR

To the front the property benefits from a well stocked garden, block-paved driveway for two cars, one under the carport, gated side access, and a well-stocked rear tiered garden with lawn, garden shed and additional storage attached to the bungalow. The garden enjoys far-reaching views across Sheffield, creating a private and attractive outdoor space.

SINGLE DETACHED GARAGE

16'10" x 7'10" (5.15 x 2.40)

The property further benefits from a single brick-built garage with up-and-over door, power, lighting, window and useful eaves storage, together with a block-paved drive with car port providing parking for two vehicles.

GENERAL INFORMATION

COUNCIL TAX BAND D - SHEFFIELD COUNCIL

TENURE - FREEHOLD

TOTAL FLOOR AREA - 1059.00 SQ FT / 98.4 SQ M

EPC RATING - D rated

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

MORTGAGE ADVICE

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services. Please ask us for more details

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position

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PINEWOOD