



## Marketing Preview



**39 Longstone Crescent, Sheffield, S12 4WN**

**£190,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



Situated in a highly sought after area, this spacious three bedroomed, semi-detached property offers the added extra of a utility space/store room and a good sized enclosed rear garden. Having off road parking and a modern kitchen and bathroom. Close to a wide choice of local amenities and main bus routes. With good road links to Sheffield City Centre. This property would be ideal for a first time buyer, small family or a buyer looking to downsize!

## SUMMARY

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## HALLWAY

Entrance via a uPVC door into the hallway with a feature wallpapered wall and laminate flooring. Ceiling light, radiator and an under stairs storage cupboard. Doors lead to the kitchen, lounge/diner and utility space. Stairs rise to the first floor.

## KITCHEN 11'3" x 7'7"

Fitted with ample modern wall and base units, contrasting worktops and matching splash backs. One and a half stainless steel sink with drainer and mixer tap. Double oven, hob and extractor fan. A cupboard houses the boiler. Under counter space for a washing machine. Integrated fridge and freezer. Ceiling light, tiled flooring and two windows overlook the front of the property.

## LOUNGE/DINER 17'5" x 11'2"

A good sized living space with two feature walls and carpeted flooring. Fireplace, ceiling light and radiator. Window and double doors lead to the rear garden.

## UTILITY SPACE/STORE ROOM 4'5" x 14'7"

Great optional extra space with ample base units. Ceiling light, laminate flooring and uPVC doors to the front and rear.

## STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a ceiling light, loft access and doors to the three bedrooms and bathroom.

## BEDROOM ONE 10'2" x 8'3"

A good size double bedroom with fitted wardrobes, a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and a walk in bay window overlooks the rear of the property.

## BEDROOM TWO 6'6" x 9'2"

A second double bedroom with a feature wall and carpeted flooring. Ceiling light, radiator and a window overlooks the front of the property. Fitted wardrobes.

## BEDROOM THREE 7'1" x 8'7"

A generous single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and a window overlooking the rear garden.

## BATHROOM

Comprising of a 'P' shaped bath with an over head and hand held shower, pedestal sink and close coupled WC. Ceiling light, ladder style radiator and an obscure glass window. Fully tiled walls and vinyl flooring.

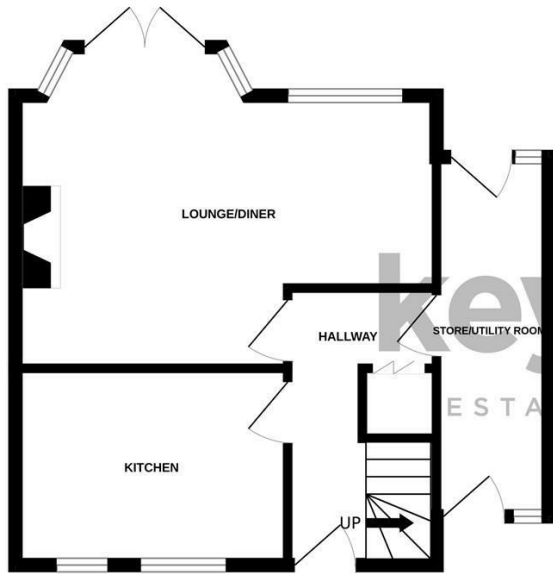
## OUTSIDE

To the front of the property is a lawn with hedging to the boundary. A driveway providing off road parking for one car and access to both front doors. To the rear of the property is a good sized enclosed garden with a patio area, lawn and large brick built outhouse.

## PROPERTY DETAILS

- GAS CENTRAL HEATING
- COMBI BOILER
- LEASEHOLD - 837 YEARS REMAINING - £7.50 GROUND RENT
- COUNCIL TAX BAND B

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

