

## Marketing Preview



**55 Pickard Crescent, Sheffield, S13 8EY**

**£375,000**

**Bedrooms 5, Bathrooms 2, Reception Rooms 3**







**\*\* GUIDE PRICE £375,000 - £385,000 \*\*** A fantastic opportunity to purchase this stunning and spacious four/five bedroom property which is close to countryside walks. Offering a modern kitchen, formal dining room and sun room extension. Also having master bedroom with ensuite, low maintenance garden and off road parking for three vehicles. The property is well positioned for fantastic local amenities and close to schools and local shops. Good road links to the M1 Motorway and City Centre. Perfect family home!

### SUMMARY

**\*\* GUIDE PRICE £375,000 - £385,000 \*\*** A fantastic opportunity to purchase this stunning and spacious four/five bedroom property which is close to countryside walks. Offering a modern kitchen, formal dining room and sun room extension. Also having master bedroom with ensuite, low maintenance garden and off road parking for three vehicles. The property is well positioned for fantastic local amenities and close to schools and local shops. Good road links to the M1 Motorway and City Centre. Perfect family home!

### HALLWAY

Enter via a composite door into the spacious hallway with wall panelling and tiled flooring. Two ceiling lights, smoke alarm and central heating thermostat. Stair rise to the first floor and doors to the WC, lounge, dining room, kitchen and bedroom five.

### DOWNSTAIRS WC 5'8" x 3'4"

Comprising of a back to wall vanity unit with a WC and wash basin. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

### LOUNGE 12'8" x 13'7"

Having tasteful decor, carpeted flooring and a feature fireplace with a wood surround and coal effect fire. Ceiling light, radiator and TV point. Part open to the dining room and doors fully opening to the sun room.

### SUN ROOM 28'2" x 10'1"

A great extra living space which runs the full width of the house having recess spotlighting, tiled flooring and a feature fireplace with a log effect electric fire. Doors to the dining room and double doors to the garden.

### DINING ROOM 9'9" x 9'8"

A formal dining area with a feature wallpapered wall and tiled flooring. Ceiling light and radiator. French doors into the sun room and half open to the lounge.

### KITCHEN 9'6" x 14'7"

Having ample modern wall and base units, contrasting wooden worktops and tiled splash backs. Belfast sink with a hose style mixer tap. Integrated gas hob, electric oven and chimney hood extractor fan. Integrated microwave, integrated washing machine and space for an American style fridge/freezer. Ceiling light, tiled flooring and window to the front.

### BEDROOM FIVE/GYM 8'5" x 12'2"

Currently used as a gym with painted walls and wooden flooring. Ceiling light, radiator and window to the front. Door to the utility room.

### UTILITY ROOM 6'7" x 4'6"

Having base units and contrasting worktops. Housing the boiler and space for a tumble dryer. Painted walls and tiled flooring.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with solid wood flooring and wall panelling. Ceiling light, radiator and smoke alarm. Access to the loft and doors to the four bedrooms, bathroom and storage cupboard.

### MASTER BEDROOM 11'7" x 10'6"

A good sized double bedroom with feature wallpapered wall, wood effect flooring and two fitted wardrobes. Ceiling light, radiator and window. Door to the ensuite.

### ENSUITE 4'5" x 9'3"

Having a walk in shower cubicle with a rainhead plumbed in shower and a handheld shower, back to wall vanity and close coupled WC. Recess spotlighting, victorian style radiator and obscure glass window. Part tiled walls and tiled flooring.

### BEDROOM TWO 9'11" x 10'9"

A second bedroom with painted walls, wood effect flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

### BEDROOM THREE 10'9" x 10'9"

A further double bedroom with painted walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window.

### BEDROOM FOUR 6'4" x 8'11"

A fourth good sized single bedroom which is currently used as a study with neutral decor and wood effect flooring. Ceiling light, radiator and window to the front.

### BATHROOM 5'5" x 6'6"

Comprising of a bath with a plumbed in shower and glass shower screen and a back to wall vanity with a wash basin. Chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

### OUTSIDE

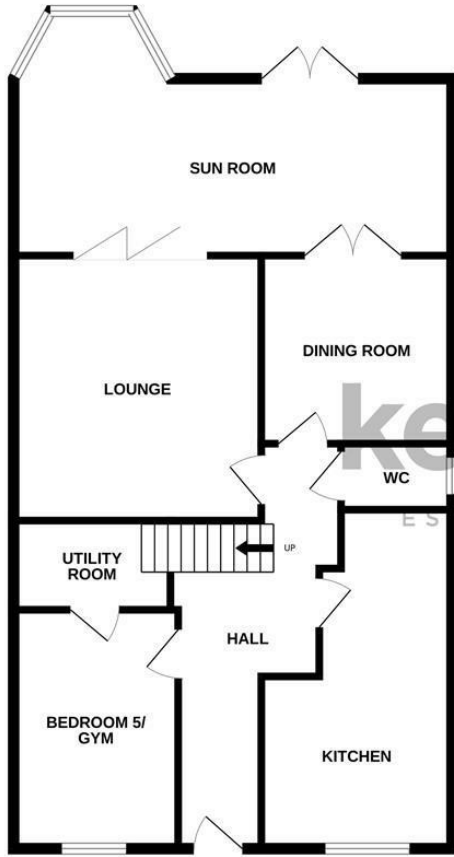
To the front of the property is hedging to both sides creating privacy, block paved driveway with off road parking for three cars and access to both sides of the property giving access to the rear garden.

To the rear of the property is an enclosed and low maintenance garden which is divided into two areas with two patio areas and an astroturf area. Shed and mature shrubs.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D

GROUND FLOOR  
907 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



key2go  
ESTATE AGENTS

TOTAL FLOOR AREA: 1500 sq.ft. (139.4 sq.m.) 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.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

