

## Marketing Preview



**14 Ballifield Crescent, Sheffield, S13 9HQ**

**£190,000**

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





Perfect for first-time buyers or a small family, this three-bedroom semi-detached home occupies a generous corner plot with a large frontage and off-road parking. The property offers masses of potential, with ample built-in storage space throughout. Ideally located close to a range of amenities and well-regarded local schools, it provides both convenience and practicality.

## SUMMARY

Perfect for first-time buyers or a small family, this three-bedroom semi-detached home occupies a generous corner plot with a large frontage and off-road parking. The property offers masses of potential, with ample built-in storage space throughout. Ideally located close to a range of amenities and well-regarded local schools, it provides both convenience and practicality.

A useful porch with a uPVC door opens into a spacious entrance hallway, with stairs rising to the first floor. From here, there is access to the kitchen, which leads through to a utility/storage cupboard, a downstairs WC, and the rear garden. To the rear of the property is a large living area, offering an ideal space for relaxation and family time.

Stairs rise to the first floor, where you will find two generous double bedrooms, both featuring fitted furniture and built-in cupboards, along with a spacious single bedroom. Completing the floor is a well-proportioned family bathroom.

The property sits on a good-sized corner plot, benefiting from a driveway with space for up to three cars. There is a lawned frontage with access leading to the rear garden, which offers a lawn and patio area, along with a useful hard-standing section to the side.

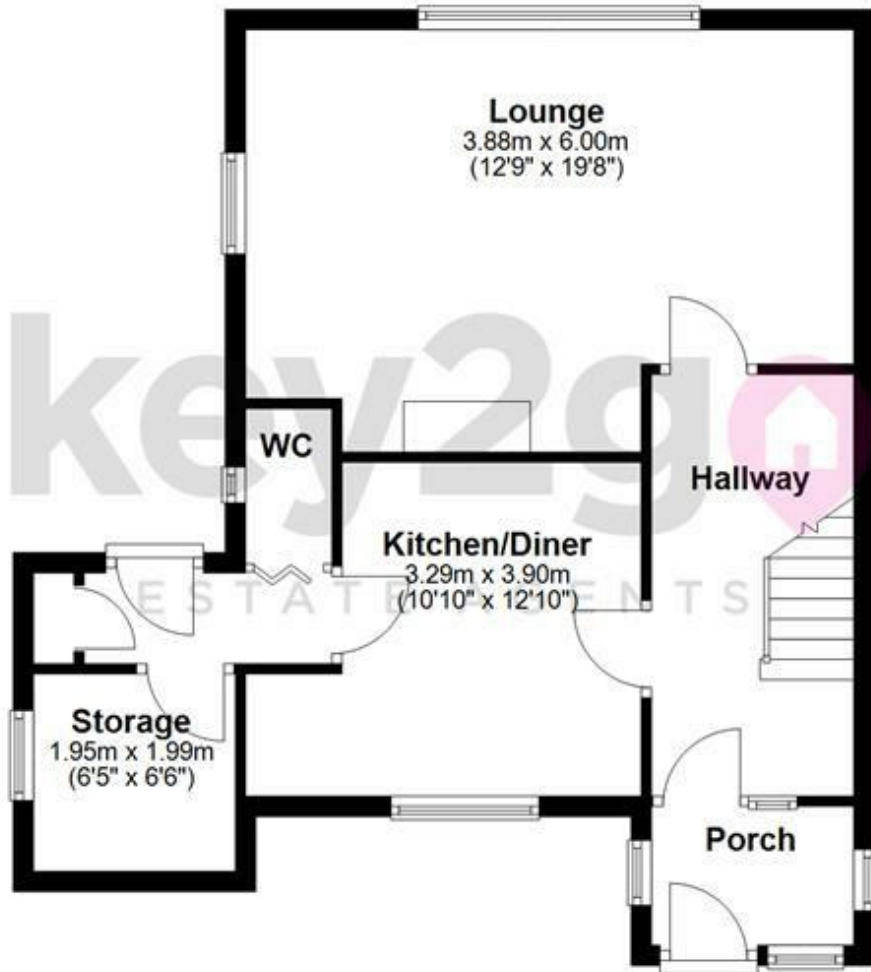
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING - TO DOWNSTAIRS ONLY
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN


## Ground Floor

Approx. 54.1 sq. metres (582.5 sq. feet)



Total area: approx. 98.9 sq. metres (1064.2 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	78
(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 	



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