

Marketing Preview



5 Croft Road, Sheffield, S12 2GD

£120,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



**** CASH BUYERS ONLY DUE TO CONSTRUCTION **** A unique opportunity to purchase this immaculately presented and move-in-ready large two double bedroom terraced home. Offering two reception rooms, a conservatory, ample built-in storage, and an enclosed garden, the property is ideal for a range of buyers. With two generously sized double bedrooms, close proximity to a main bus route, and excellent road links to the town centre, this home is not to be missed.

SUMMARY

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A welcoming hallway with newly fitted flooring includes two storage cupboards, with stairs rising to the first floor and doors to the kitchen/diner and lounge. The spacious kitchen/diner benefits from a further storage cupboard and access to both the lounge and rear garden. The lounge leads into the conservatory, which also opens out onto the garden, creating a bright and versatile living space.

A stairway rises to the landing, giving access to two large double bedrooms, both with built-in storage cupboards, along with a separate WC and shower room.

To the front of the property is a lawn with well-established flower beds, a patterned concrete pathway, and external storage. The rear boasts a well-maintained garden, mainly laid to lawn with hedging and shrubbery, while a pathway provides shared access to the side road.

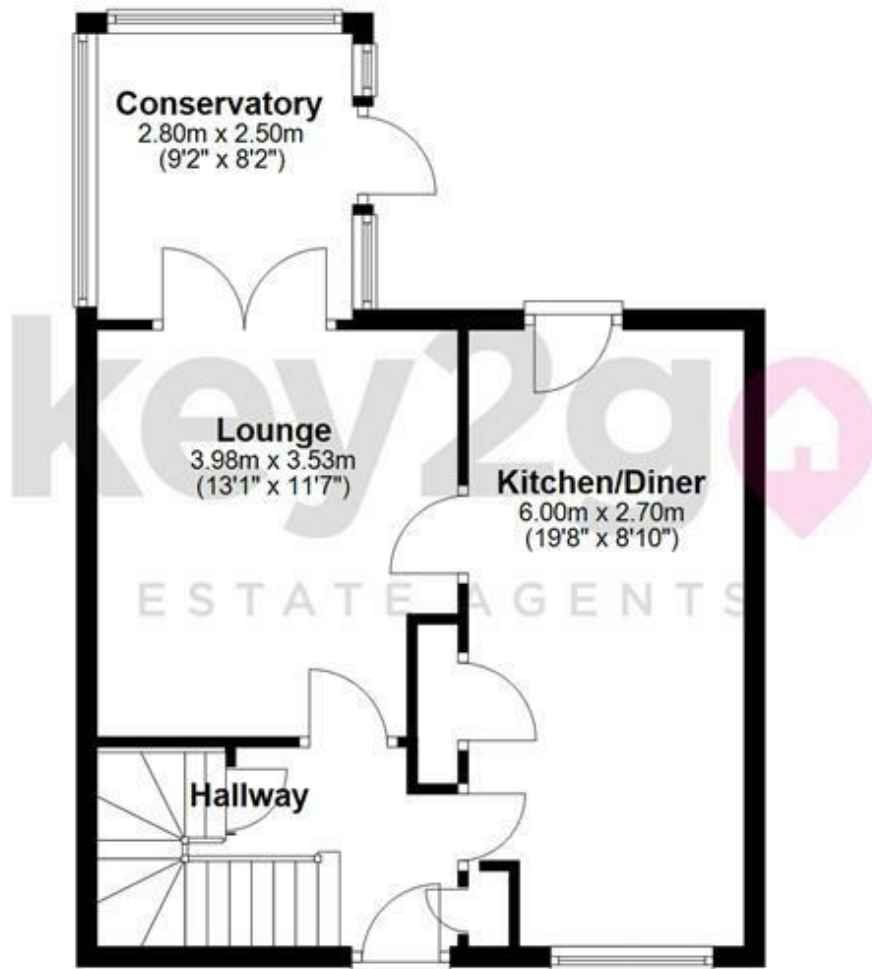
PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 85.7 sq. metres (922.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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