

## Marketing Preview



**34 Stoneley Crescent, Sheffield, S12 3JH**

**£190,000**

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







A unique opportunity to purchase this deceptively spacious three-bedroom terraced property, offering ample built-in storage throughout. The accommodation includes a spacious lounge/diner and a useful utility room, and is set on a quiet road within a highly sought-after area. Externally, the property benefits from off-road parking and a well-maintained rear garden, making it a perfect first-time buyer home.

## SUMMARY

A unique opportunity to purchase this deceptively spacious three-bedroom terraced property, offering ample built-in storage throughout. The accommodation includes a spacious lounge/diner and a useful utility room, and is set on a quiet road within a highly sought-after area. Externally, the property benefits from off-road parking and a well-maintained rear garden, making it a perfect first-time buyer home.

A useful entrance porch leads to a composite door opening into the hallway, which features a storage cupboard and stairs rising to the first floor. A door leads into the lounge/diner, a spacious room spanning the full width of the house and benefiting from sliding patio doors opening to the garden. From here, there is access to the kitchen and a door leading to the utility room. The utility room offers space and plumbing for a washing machine and provides access to the rear porch, which in turn leads out to the garden, along with a second door giving access to the front.

Stairs rise to a spacious landing with a window and a useful storage cupboard. There are two large double bedrooms to the front, with bedroom one also benefiting from an over-stairs storage cupboard. A single bedroom is positioned to the rear, along with a separate WC and shower room.

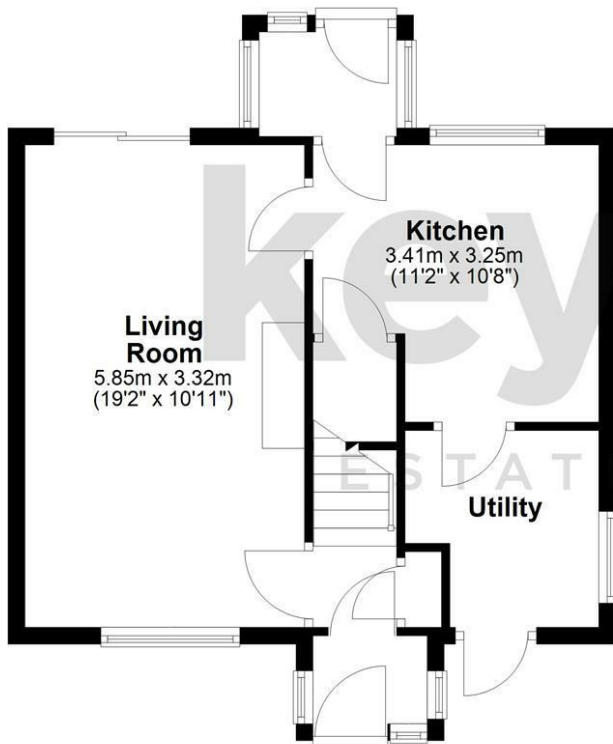
To the front of the property there is off-road parking for one car, along with a lawn and flower bed. Steps lead up to two front entrance doors. The rear garden features a patio area, lawn, further patio space, shed and greenhouse, with established flower beds. There is shared access for vendors and a rear gate providing access to the back of the house.

## PROPERTY DETAILS

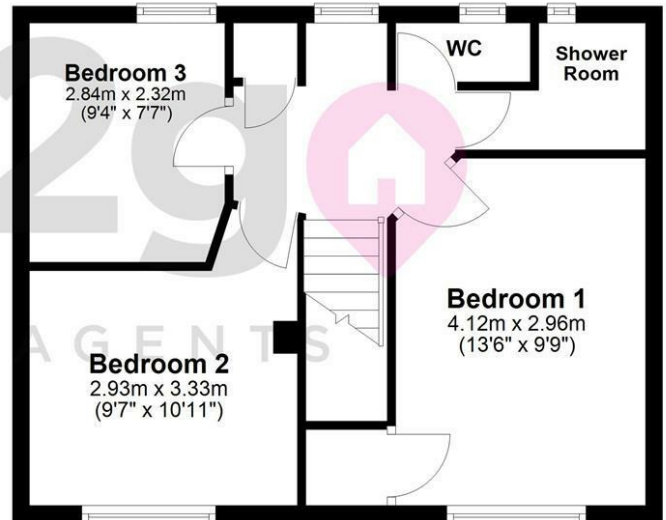
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	85
(69-80) <b>C</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	

