



Willow Crescent Chapeltown Sheffield S35 1QS  
Guide Price £260,000

# Willow Crescent

Sheffield S35 1QS

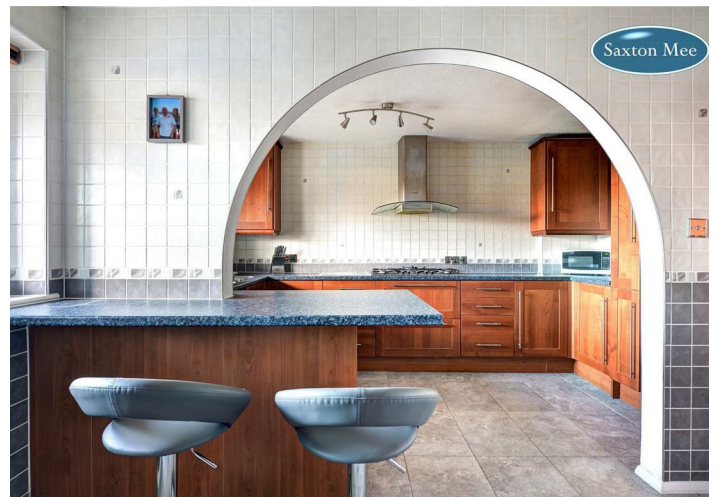
Guide Price £260,000

GUIDE PRICE £260,000-£270,000 \*\* SOUTH FACING REAR GARDEN \*\*

Situated on this sought after estate and within walking distance to good schools is this effectively extended, three bedroom, two bathroom detached property which enjoys a south facing rear garden and benefits from a driveway with EV charger, integral garage, uPVC double glazing and gas central heating. In brief, the well presented living accommodation comprises: front composite door which opens into the entrance porch. A door then opens into the breakfast kitchen. This good size room has a range of wall, base and drawer units with complementary work surfaces which incorporate the sink, drainer and the five gas ring hob with extractor above. Integrated appliances include a double electric oven, fridge and freezer along-with housing and plumbing for a washing machine. Breakfast bar and storage cupboards. The split level accommodation rises to the lounge, dining room and bathroom. The bright and airy lounge has uPVC French doors which open onto the rear garden. The lounge flows into the dining room. The bathroom has a four piece suite including double shower cubicle, bath, WC and wash basin set in a combination unit. A staircase rises to the first floor landing with access into the master bedroom and the shower room. The master bedroom to the front benefits from fitted furniture. A further small staircase rises to double bedroom two which over looks the rear garden and bedroom three which benefits from a wardrobe.

- EARLY VIEWING ADVISED
- IDEAL FAMILY HOME
- THREE BEDROOMS & TWO BATHROOMS
- SOUTH FACING REAR GARDEN
- DRIVEWAY WITH EV CHARGEPOINT & GARAGE
- EFFECTIVELY EXTENDED ACCOMMODATION
- CLOSE TO AMENITIES, TRANSPORT LINKS & GOOD LOCAL SCHOOLS





## OUTSIDE

A driveway providing off-road parking leads to the integral garage with up and over door and benefits from electric and lighting. Front gravelled garden. Access down the side of the property leads to the south facing rear garden which includes a patio and lawn.

## LOCATION

Willow Crescent is an extremely popular road, well-served by local shops and amenities, schools, recreational facilities, public transport, and access to the M1 motorway, Meadowhall, the Northern General Hospital, and Sheffield City Centre.

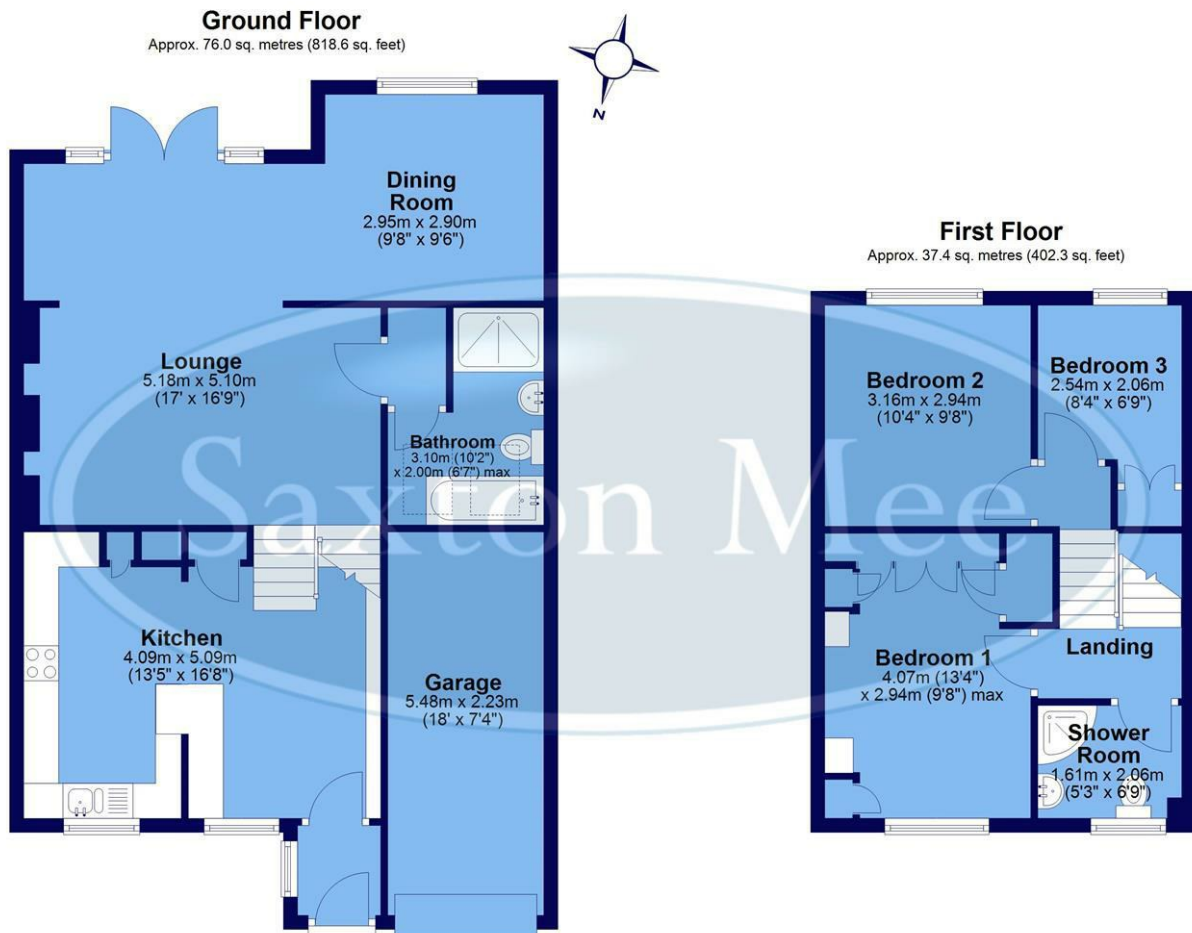
## MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 29th September 1970.  
The property is currently Council Tax Band C.

## VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 113.4 sq. metres (1220.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs <b>A</b> (92-91)		Very environmentally friendly - lower CO <sub>2</sub> emissions <b>A</b> (81-81)	
<b>B</b> (81-67)		<b>B</b> (81-61)	
<b>C</b> (69-50)		<b>C</b> (69-50)	
<b>D</b> (55-48)		<b>D</b> (55-48)	
<b>E</b> (39-34)		<b>E</b> (39-34)	
<b>F</b> (21-16)		<b>F</b> (21-16)	
<b>G</b> (1-10)		<b>G</b> (1-10)	
Very energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>66</b>	<b>79</b>	<b>60</b>	<b>75</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC