



Halliwell Crescent Sheffield S5 8LX
Guide Price £135,000

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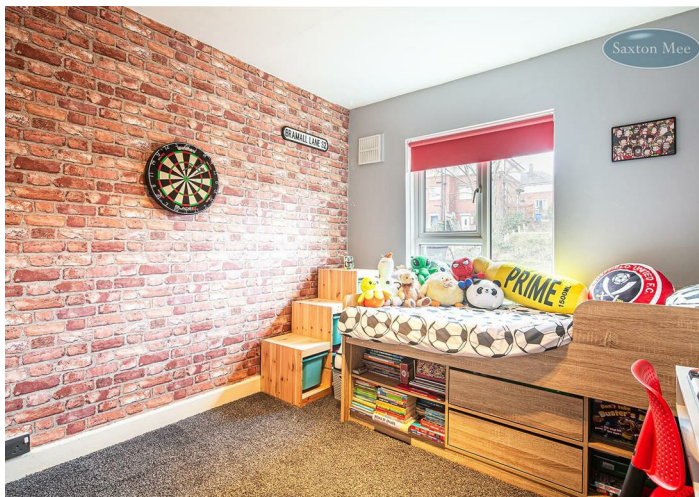
GUIDE PRICE £135,000-£145,000 ** FREEHOLD ** Situated close to great local amenities and roads link to the City centre and M1 is this well presented, two good sized bedroom terrace property which enjoys a fully enclosed rear garden with no third party access and benefits from uPVC double glazing and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises front composite door which opens into the entrance hall with access into the lounge with an electric fire. A door then opens into the open plan kitchen/diner which has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. There is space for an oven, tumble dryer, plumbing for a washing machine and the wall mounted gas boiler. Space under the stairs for a fridge freezer and a rear entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the two good sized bedrooms and the bathroom. The master has a storage cupboard over the stairs. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO BEDROOM TERRACE
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- FULLY ENCLOSED REAR GARDEN WITH NO THIRD PARTY ACCESS
- LOUNGE & KITCHEN/DINER
- THREE PIECE SUITE BATHROOM
- AMENITIES CLOSE-BY
- GOOD ROAD LINKS TO THE CITY CENTRE & M1





OUTSIDE

To the front is a lawn with steps and path to the entrance door. Shared access leads to a gate which opens to the fully enclosed garden which has a wooden decked area, lawn, patio and slate chipped areas. Garden shed.

LOCATION

Located in this popular residential area with excellent local amenities nearby. Excellent regular public transport links. Large Asda Superstore nearby.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

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.



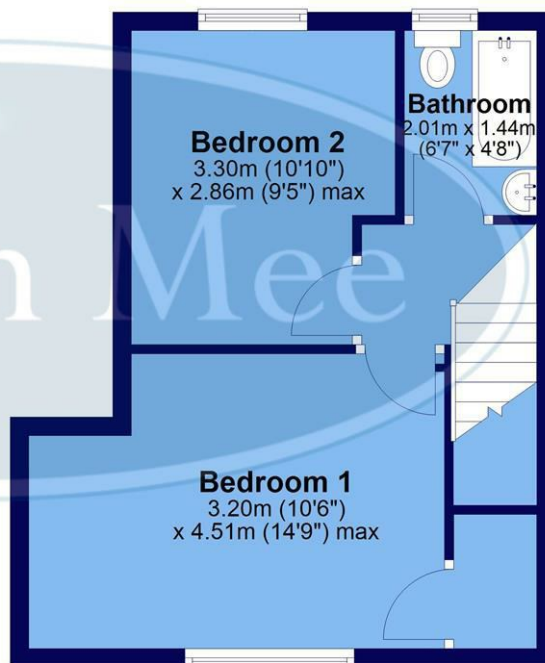
Ground Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.9 sq. feet)



Total area: approx. 61.1 sq. metres (657.2 sq. feet)

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

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