



Colley Crescent

Sheffield, S5 9FS

Guide Price £200,000 - £220,000



- 3 DOUBLE BED SEMI DETACHED
- LARGE CORNER PLOT
- OPEN PLAN LIVING SPACE
- AMPLE OFF ROAD PARKING ON DRIVEWAY
- CLOSE TO AN ARRAY OF AMENITIES
- NO UPWARD CHAIN
- CONSERVATORY
- GENEROUS ROOM DIMENSIONS
- GOOD COMMUTER SPOT
- COUNCIL TAX BAND A

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GUIDE PRICE £200,000 - £220,000. NO UPWARD CHAIN! TAKE A LOOK AROUND THIS SIZEABLE, STYLISH 3 BED SEMI DETACHED PROPERTY LOCATED ON A LARGE CORNER PLOT. Situated close to an array of amenities, surrounded by reputable schools, a great commuter spot only a short drive to the M1 and Northern General Hospital, with direct roads leading to Sheffield, Rotherham and Barnsley. The property boasts contemporary bathroom and kitchen, three double bedrooms, conservatory adding that extra space we all crave, open plan layout downstairs creating a great family hub or space to entertain, plenty of outdoor space, ample off road parking on a driveway for two cars and with no upward chain it is ready and waiting for you to move straight in. Whether you're looking for a spacious family home or a place to entertain friends, this property on Colley Crescent has it all. Don't miss out on the opportunity to make this house your new home! Book your viewing now to avoid disappointment!

ENTRANCE HALL

Through a glazed uPVC door leads into a roomy entrance hall, a great cloakroom space and currently large enough to be used as a home office area, comprising wall mounted radiator, built in cupboard, stairs rising to the first floor and doors leading to the living room and kitchen.

LIVING ROOM

A stylish and spacious living area, boasting a large uPVC bay window flooding the room with natural light, a charming feature fireplace with oak mantle, aerial point, telephone point and wall mounted radiator.

KITCHEN/DINER

A sleek, monochrome kitchen/diner, hosting an array of white wall and base units providing plenty of storage space, plinth downlighters, contrasting black work surface/breakfast bar, inset electric hob and oven, stainless steel extractor hood above, inset stainless steel one and a half bowl sink and drainer, space for an American style fridge/freezer, under counter space and plumbing for a washing machine, dryer and dishwasher, laminate flooring, spotlights, wall mounted radiator and opening out into the conservatory, creating a great family hub or social space.

CONSERVATORY

A great addition to any home, offering that extra space to use as you wish and allowing you to enjoy the garden all year round, currently used as a spacious dining room, comprising laminate flooring, industrial style wall lighting, wall mounted radiator, uPVC window and uPVC French doors opening out onto a decked area.

SIDE PORCH

A great entrance if you have muddy paws or wellies, with laminate tiling, scope here to use one side to create a downstairs toilet if desired, comprising spotlighting, wall mounted combi boiler, uPVC window, uPVC glazed door to the exterior and glazed wooden door leading to the kitchen/diner.

BEDROOM 1

A sumptuous master bedroom, hosting a wall of dark wood/mirrored sliding wardrobes offering that extra storage we all crave, laminate flooring, a large bay uPVC window, aerial point, telephone point and wall mounted radiator.

BEDROOM 2

A further double bedroom comprising laminate flooring, rear facing uPVC window and wall mounted radiator.

BEDROOM 3

A small double or large single bedroom, or could be used as a nursery or home office, comprising laminate flooring, wall mounted radiator and front facing uPVC window.

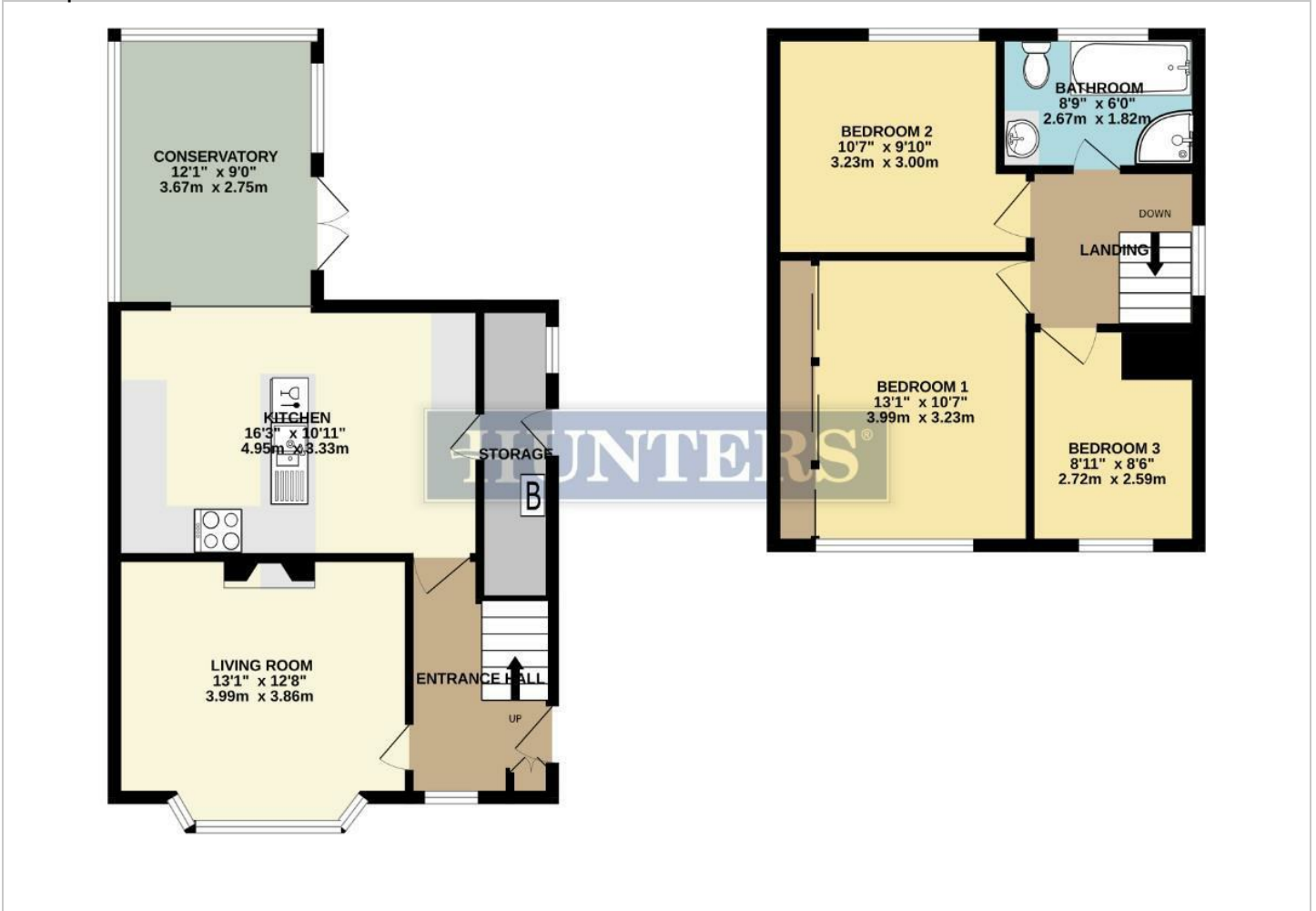
BATHROOM

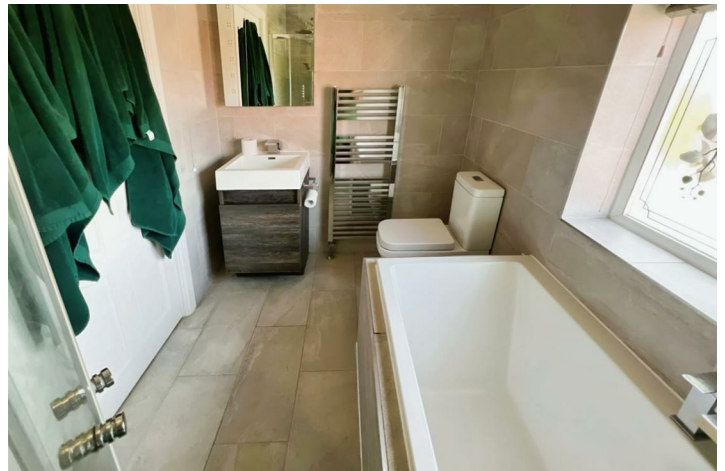
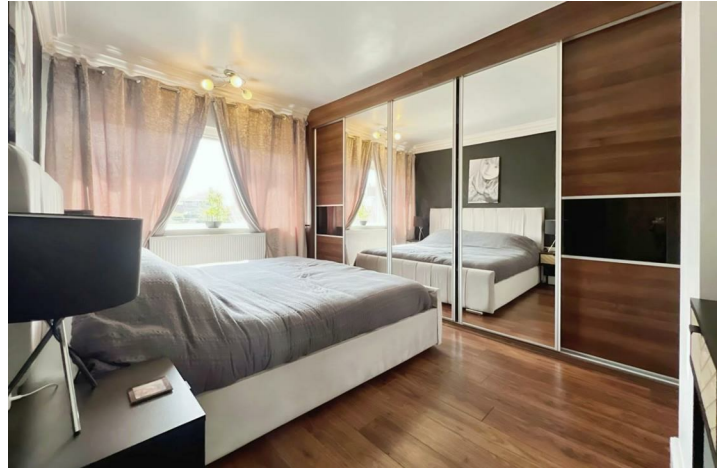
A generously sized, contemporary family bathroom, fully tiled in a calming natural tone, hosting a bath, separate corner shower cubicle with drench shower, dark wood vanity unit with inset ceramic sink, low flush WC, wall mounted chrome heated towel rail, extractor fan, inset spotlights and frosted uPVC window.

EXTERIOR

The property boasts great kerb appeal and hosts an extensive corner plot. To the rear of the property is a raised decked patio perfect for entertaining in the summer months, steps lead down to a low maintenance artificial lawn area, to the front of the property is a large walled garden laid to lawn, a further slabbed patio area to help chase the sun, a carved out driveway offering ample off road parking for two cars and all complete with outdoor tap.

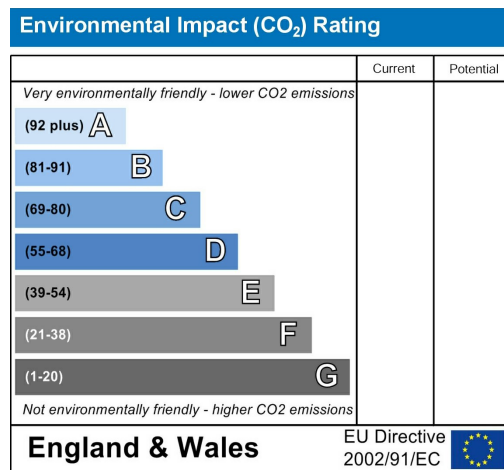
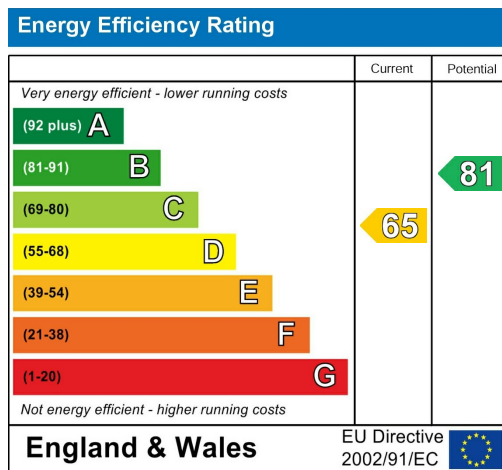
Floorplan







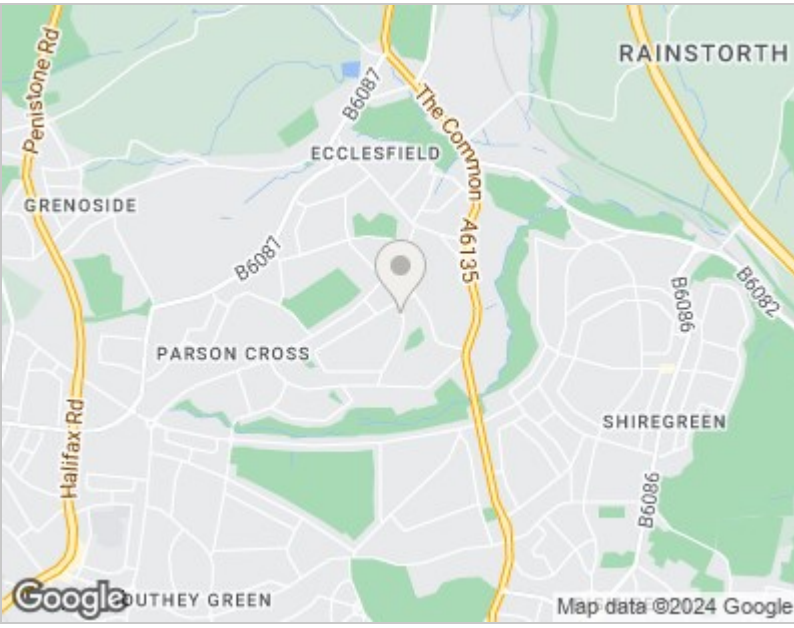
Energy Efficiency Graph



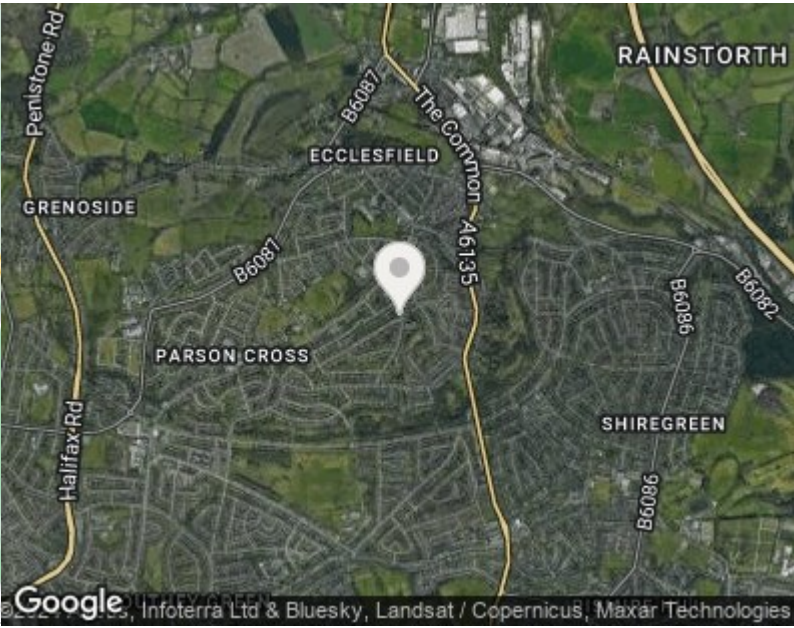
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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