



## Doe Royd Crescent

Sheffield, S5 8GD

Offers In The Region Of £140,000



- 3 BED SEMI DETACHED
- LARGE PLOT SIZE
- CONVERTED LOFT SPACE
- NEUTRAL DECOR
- COUNCIL TAX BAND A
- NO UPWARD CHAIN
- PLENTY OF POTENTIAL
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO AN ARRAY OF AMENITIES
- GREAT INVESTMENT

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**NO UPWARD CHAIN! A GREAT INVESTMENT PROPERTY OR FIRST STEP ON THE LADDER,** this sizeable 3 bed semi detached property offers a great plot size and plenty of potential. Located close to an array of amenities, surrounded by reputable schools, a short drive to Sheffield/Northern General Hospital and serviced by good public bus routes. The property boasts generous dimensions throughout, neutral decor, modern kitchen and bathroom, a converted loft space providing plenty of storage, extensive garden, off road parking and with no upward chain it is ready and waiting for you to put your own stamp on it. Briefly comprising living room, kitchen, downstairs WC, store room, three good sized bedroom and family shower room. Must be seen to appreciate the plot, the size and the potential....book now to avoid disappointment!

## LIVING ROOM

16'4 x 13'6 (4.98m x 4.11m)

Through a uPVC door leads into a light and airy living room, drenched in natural light through three uPVC windows, also hosting a feature fireplace with electric stove and stone detailing along the wall giving a great focal point to the room, also comprising wall mounted radiator, telephone point and aerial point.

## KITCHEN DINER

9'10 x 9'00 (3.00m x 2.74m)

A modern kitchen offering an array of cream wall and base units providing plenty of storage space, contrasting wood effect work surfaces, inset stainless steel sink and drainer with matching mixer tap, electric oven and hob, space for a tall fridge/freezer, under counter space and plumbing for a washing machine, wall mounted radiator and rear facing uPVC window. Door leads to a large store room and downstairs WC. Glazed uPVC door leads to the exterior.

## BEDROOM 1

13'7 x 10'1 (4.14m x 3.07m)

A large double bedroom flooded in natural light through two front facing uPVC windows, also comprising wall mounted radiator and aerial point.

## BEDROOM 2

9'11 x 9'00 (3.02m x 2.74m)

A further good sized double bedroom comprising laminate flooring, wall mounted radiator and rear facing uPVC window over looking the garden.

## BEDROOM 3

10'1 x 5'11 (3.07m x 1.80m)

A good sized single bedroom, nursery or home office comprising wall mounted radiator, telephone point and front facing uPVC window.

## BATHROOM

5'9 x 4'5 (1.75m x 1.35m)

Fully tiled in fresh white hosting a corner glass shower cubicle with electric shower, white gloss vanity unit with inset sink, low flush WC, wall mounted white heated towel rail, extractor fan and frosted uPVC window.

## CONVERTED LOFT SPACE

15'6 x 13'2 (4.72m x 4.01m)

Accesses via fitted pull down ladders on the landing is a large converted loft space with plenty of potential if desired, it is floored and carpeted, features lighting and sockets and is also naturally lit through a large Velux window.

## EXTERIOR

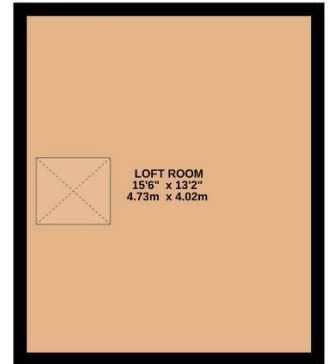
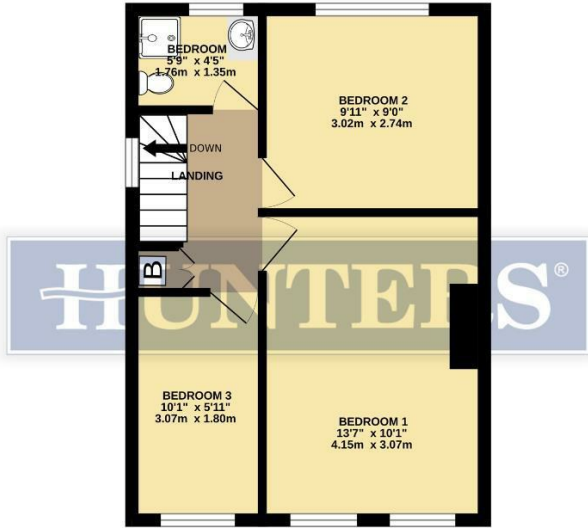
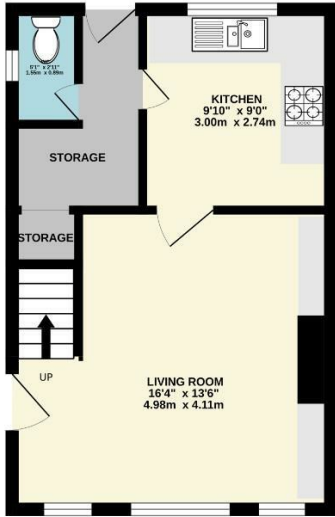
The front of the property hosts a drive offering that much sought after off road parking with scope to widen if desired. Steps rise from the pavement to the side door. To the rear of the property is a sizeable garden, mainly laid to lawn but would require some TLC.

# Floorplan

GROUND FLOOR  
307 sq.ft. (28.6 sq.m.) approx.

1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.

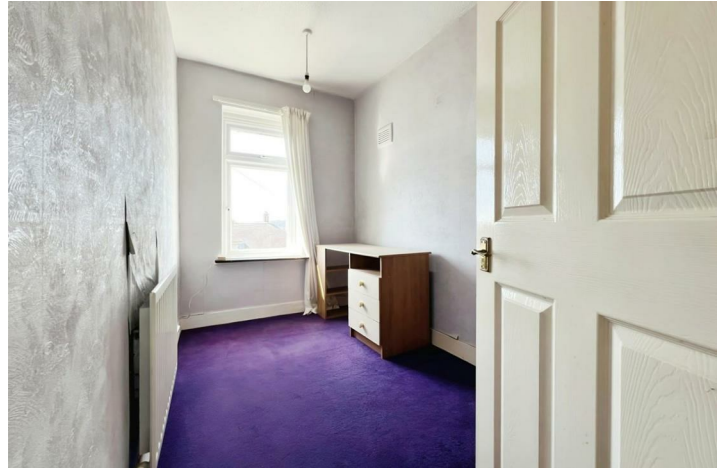
2ND FLOOR  
204 sq.ft. (19.0 sq.m.) approx.



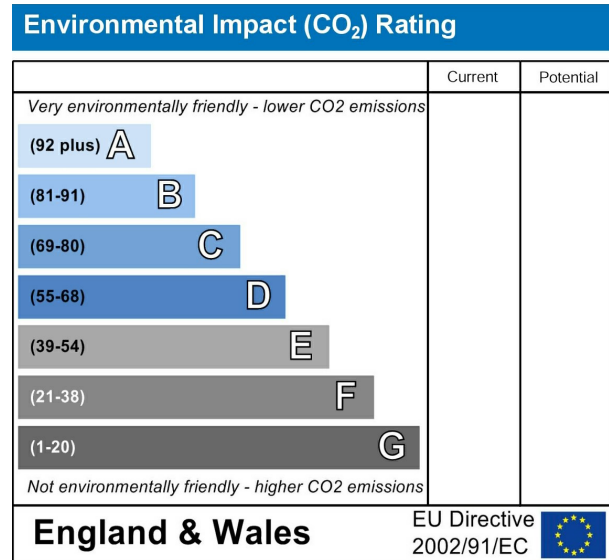
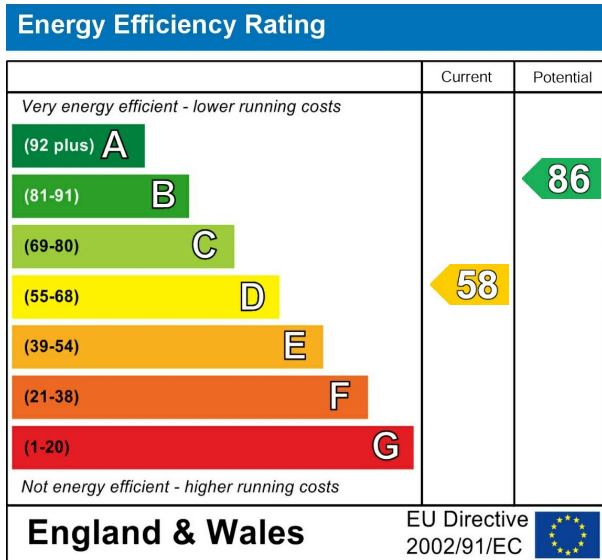
TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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