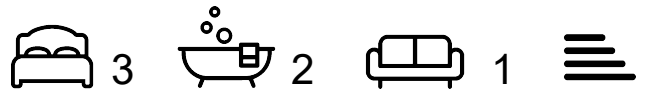




## Grimsell Crescent

Sheffield, S6 1AL

Asking Price £130,000 - £150,000



- 3 BED MID TERRACE
- IN NEED OF UPGRADES
- PLENTY OF STORAGE
- CLOSE TO AN ARRAY OF AMENITIES
- COMBI BOILER

- NO UPWARD CHAIN
- FABULOUS DIMENSIONS THROUGHOUT
- GARDENS TO FRONT AND REAR
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

# Grimsell Crescent

Sheffield, S6 1AL

Asking Price £130,000 - £150,000



Welcome to Grimsell Crescent, Sheffield - a charming 3-bedroom mid-terrace house that is ready for you to put your own stamp on it! The property is located within walking distance to an array of amenities, surrounded by reputable schools, serviced by good public bus routes and with direct roads leading to Sheffield City, the Northern General Hospital and the M1.

While the house is in need of upgrading, this presents a fantastic opportunity for you to put your own stamp on it and create the home of your dreams. Let your imagination run wild as you envision the possibilities for this property - a blank canvas waiting for your personal touch. The property boasts generous dimensions throughout, plenty of storage and hosts sizeable gardens to front and back, perfect for those with green fingers or anyone looking to create their own outdoor oasis.

Briefly comprising entrance hall, living room, kitchen, store room, three good sized bedrooms, bathroom and separate WC.

Don't miss out on the chance to transform this house into a beautiful home. Embrace the potential, envision the future, and make Grimsell Crescent your own slice of paradise in Sheffield.

## KITCHEN

12'5" x 5'10" (3.8 x 1.8)

Hosting an array of light wood wall and base units providing plenty of storage space, contrasting black mottled effect work surfaces, inset stainless steel sink and drainer with matching taps, freestanding gas oven, extractor fan, under counter space and plumbing for washing machine, wall mounted radiator, door leading to living/dining room and uPVC glazed door leading to the fully enclosed garden.

## LIVING /DINING ROOM

18'0" x 8'2" (5.5 x 2.5)

A light and airy living space flooded in natural light through a front facing and rear facing double glazed window, a characterful tile effect fireplace with gas fire creates a great focal point to the room, opening out into a designated dining area, creating a great social space, also comprising wall mounted radiator, aerial point and door leading to understairs storage cupboard.

## BEDROOM 1

14'9" x 8'2" (4.5 x 2.5)

A large double bedroom hosting built in storage cupboards, wall mounted radiator and front facing window.

## BEDROOM 2

9'10" x 10'2" (3.0 x 3.1)

A further good sized double bedroom comprising wall mounted radiator and a large rear facing uPVC window.

## BEDROOM 3

11'9" x 6'2" (3.6 x 1.9)

A good sized single bedroom currently , would also make a great nursery or home office, comprising wall mounted radiator and front facing uPVC window.

## BATHROOM

5'2" x 4'7" (1.6 x 1.4)

Tiled in white , comprising electric shower over bath , with pedestal ceramic sink, extractor fan and frosted uPVC window.

## TOILET

5'2" x 2'3" (1.6 x 0.7)

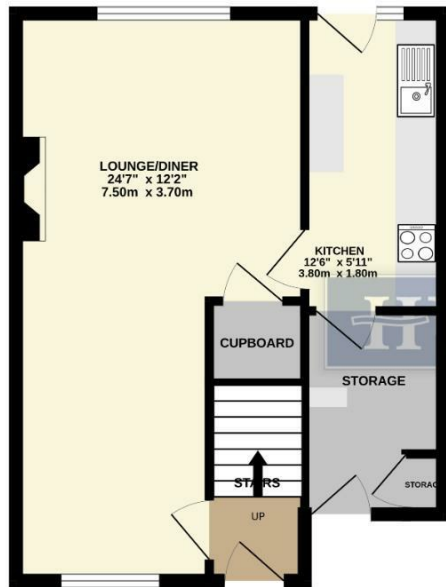
With the scope to make the shower room and separate WC into one large bathroom if desired, comprising low flush WC and frosted uPVC window.

## EXTERIOR

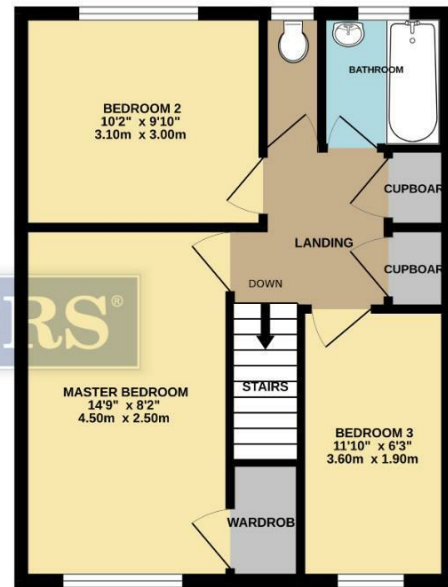
To the front of the property is a tiered, walled garden, covered in colourful well established heather cascading down. To the rear of the property is a fully enclosed, low maintenance garden, with neat lawn surrounded by established shrubs and hedges adding to the privacy.

# Floorplan

GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



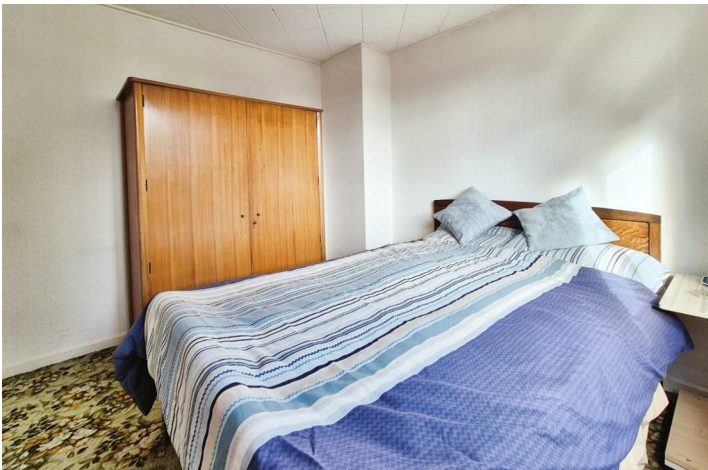
1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



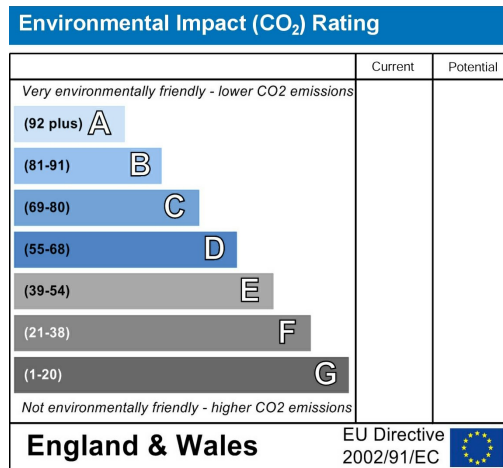
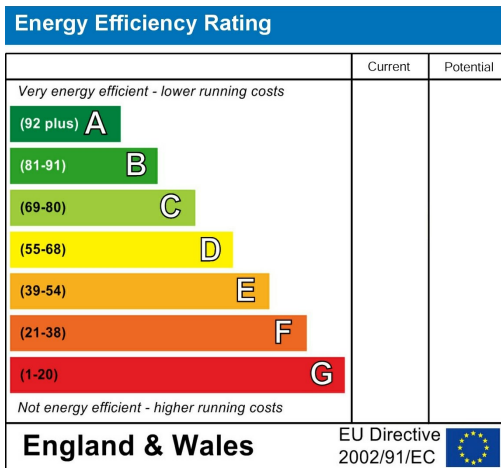
TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.

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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