



## Vicarage Crescent

Grenoside, Sheffield, S35 8RE

Asking Price £210,000



- 3 BED SEMI DETACHED
- SPACIOUS DIMENSIONS
- GREAT LOCATION
- GARDENS TO FRONT AND REAR
- CLOSE TO AN ARRAY OF AMENITIES

- CORNER PLOT
- READY TO PUT YOUR OWN STAMP ON IT
- NO UPWARD CHAIN
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND C

# Vicarage Crescent

Grenoside, Sheffield, S35 8RE

Asking Price £210,000



Welcome to Vicarage Crescent, Grenoside, Sheffield - a charming 3 bed semi-detached house with great potential! This lovely property boasts a large corner plot, giving you the added bonus of scope to extend, allowing you to truly make it your own. The house offers great dimensions, providing ample space for you to unleash your creativity and put your own stamp on it. Whether you're looking to create a cosy retreat or a stylish modern abode, this property offers the perfect canvas for your vision.

Located in the sought-after village of Grenoside, Sheffield, a popular commuter location, you'll have the best of both worlds - a tranquil retreat to call home, yet with easy access to the hustle and bustle of city life. Only walking distance from an array of amenities including village shops, pubs and local woodland, surrounded by reputable schools, serviced by good public bus routes, a short drive to the M1 and with direct roads leading to Sheffield, Barnsley, Rotherham and Manchester.

Briefly comprising entrance hall, living/dining room, kitchen, three good sized bedrooms, bathroom, separate WC and single garage.

Whether you're looking to create a cosy retreat or a stylish modern abode, this property offers the perfect canvas for your vision. Don't miss out on this fantastic opportunity to own a home with endless possibilities in a desirable location.

## LIVING ROOM

25'10 x 10'10 (7.87m x 3.30m)

A light and airy living space flooded in natural light through a front facing bay window and rear facing double glazed window, a characterful cream fireplace with electric 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, telephone point and door leading in hallway.

## KITCHEN

11'8 x 8'8 (3.56m x 2.64m)

A generously sized kitchen, hosting an array of light wood wall and base units providing plenty of storage space, black mottled effect work surfaces, inset white one and a half bowl sink and drainer, integrated stainless steel cooker and electric double oven, extractor hood above, under counter space and plumbing for washing machine, space for fridge freezer, wall mounted radiator, wall mounted boiler, uPVC glazed door leading to the side garden and window over looking the garden.

## BEDROOM 1

14'3 x 10'11 (4.34m x 3.33m)

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

## BEDROOM 2

11'10 x 9'8 (3.61m x 2.95m)

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

## BEDROOM 3

8'4x6'7 (2.54mx2.01m)

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

6'7x4'11 (2.01mx1.50m)

Fully tiled, comprising electric shower over bath, pedestal ceramic sink and frosted uPVC window.

## TOILET

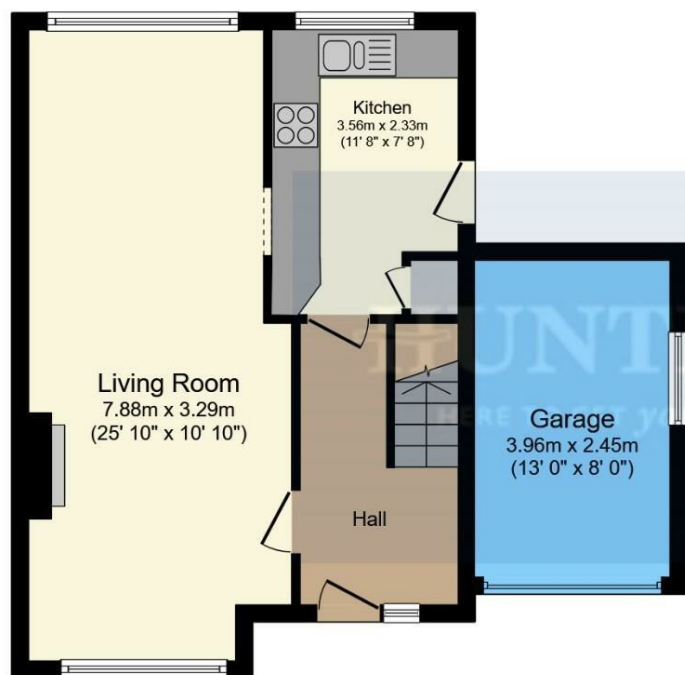
With the scope to make the shower room and separate WC into one large bathroom if desired, comprising low flush WC and frosted uPVC window.

## EXTERIOR

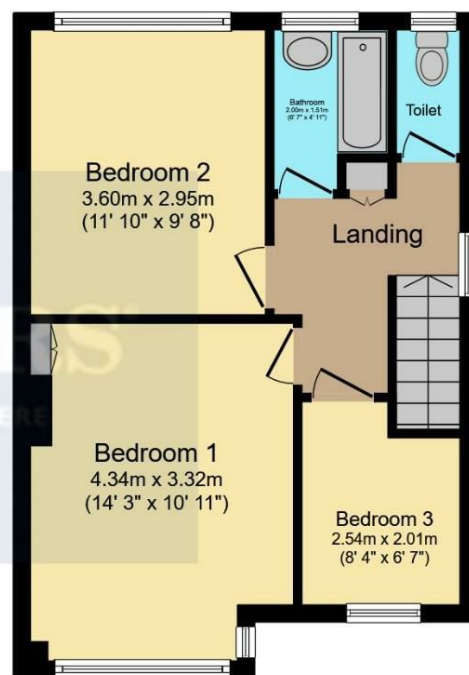
To the front of the property is a driveway and garage providing ample off road parking. To the rear of the property is a low maintenance garden, surrounded by established shrubs and hedges adding to the privacy. A blank canvas to make your own.



## Floorplan



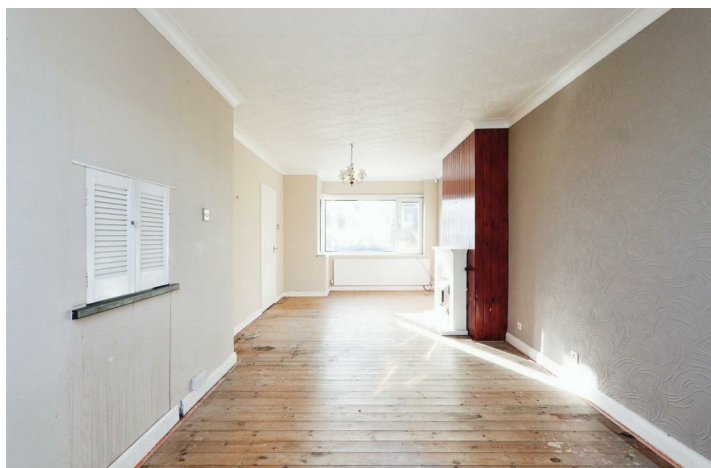
**Ground Floor**



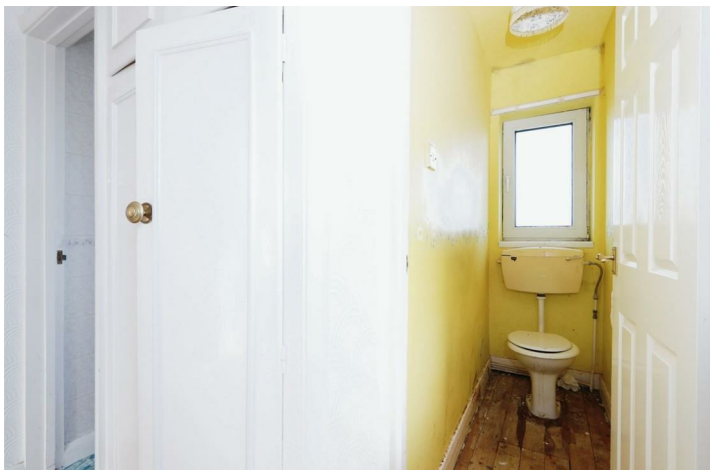
**First Floor**

Total floor area 91.2 m<sup>2</sup> (982 sq.ft.) approx

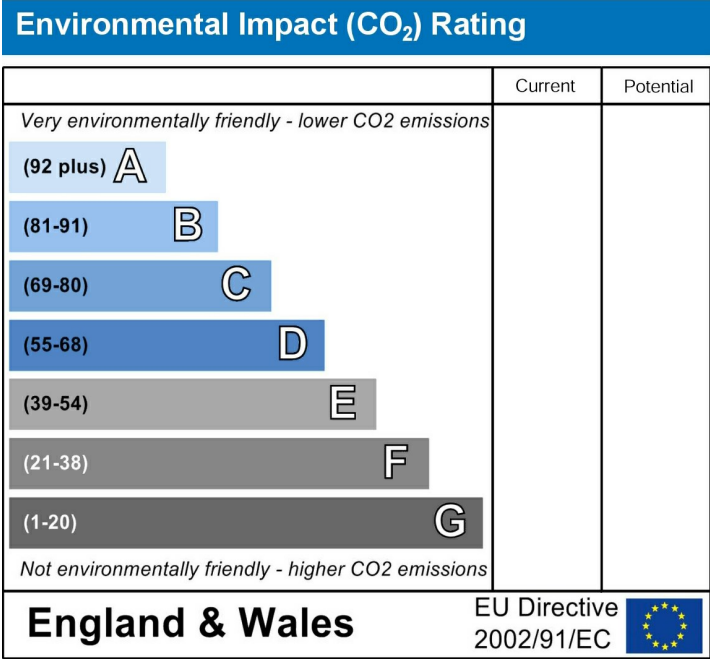
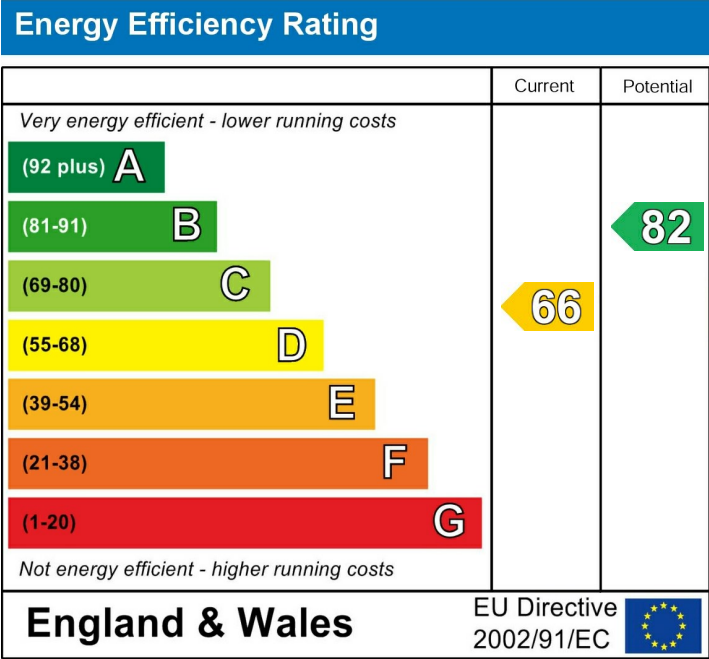
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)







Energy Efficiency Graph

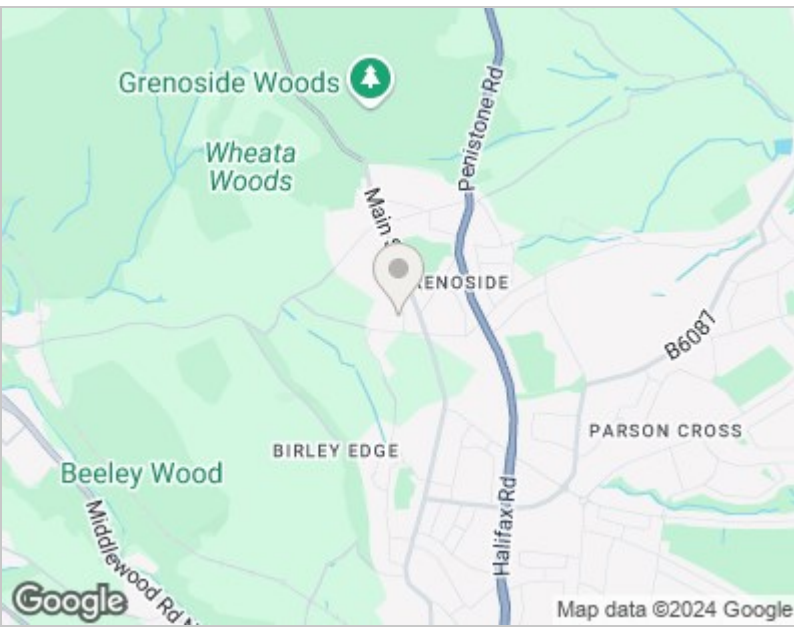


Viewing

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.

1 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

