



Standon Crescent

Sheffield, S9 1PN

Guide Price £130,000 - £140,000



- 2 BED END TOWNHOUSE
- ELEVATED POSITION HOSTING SPECTACULAR VIEWS
- TWO DOUBLE BEDROOMS
- LARGE GARAGE FOR SECURE PARKING OR PLENTY OF STORAGE
- CLOSE TO AN ARRAY OF AMENITIES
- NO UPWARD CHAIN
- LARGE CORNER PLOT WITH MAGNIFICENT GARDEN
- BESPOKE KITCHEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

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GUIDE PRICE £130,000 - £140,000! NO UPWARD CHAIN! Located on the leafy Standon Crescent in Sheffield, this delightful two-bedroom end townhouse offers a unique opportunity for those seeking a home with both space and potential. Set in an elevated position, the property boasts stunning woodland views and a picturesque outlook over the city, providing a serene backdrop for everyday living.

Located within walking distance of local amenities, surrounded by reputable schools, minutes away from the M1 and Meadowhall and within easy reach of hospitals, Sheffield Centre, Rotherham and Barnsley if needed.

The house is situated on a generous corner plot, featuring a magnificent-sized, secluded garden that is perfect for outdoor activities, gardening, or simply enjoying the fresh air. The expansive dimensions of the rooms within the property ensure that there is ample space for comfortable living, making it an ideal choice for families or those who appreciate room to breathe. Storage will never be an issue here, as the property includes a large garage that not only provides secure parking but also hosts a utility room, adding to the convenience of daily life. This home is brimming with potential, allowing you to personalise and enhance it to suit your tastes and lifestyle.

Briefly comprising entrance hall, living room, kitchen, bathroom, two double bedrooms and integral garage with extra utility room.

In summary, this property on Standon Crescent is a rare find, combining a beautiful setting with spacious living areas and excellent storage options. It is a perfect canvas for anyone looking to create their dream home in a desirable location. Don't miss the chance to explore this wonderful opportunity...book your viewing today!

ENTRANCE HALLWAY

Through a glazed uPVC door leads into a roomy entrance hall, a great cloak room space comprising floor to ceiling uPVC window, wall mounted radiator and stairs rising to the first floor.

LIVING ROOM

15'11" x 11'5" (4.87 x 3.5)

A light and airy living space, drenched in natural light through a large front facing uPVC window which frames a fabulous view, also comprising aerial point, telephone point and two wall mounted radiators.

KITCHEN

9'4" x 8'8" (2.85 x 2.66)

Hosting bespoke, solid pine wall and base units, utilising every inch of space and giving plenty of storage options, a contrasting cream work surface, inset stainless steel sink and drainer with matching mixer tap, space for a free standing electric cooker, extractor hood above, space for a tall fridge/freezer, uPVC window and uPVC stable door leading out to the back garden.

BATHROOM

8'8" x 6'9" (2.66 x 2.06)

A modern monochrome bathroom, fully tiled in fresh white with a black border, comprising bath with shower over, white pedestal sink, low flush WC, wall mounted radiator with chrome towel rails, large built in storage/airing cupboard and frosted uPVC window.

LANDING

Comprising built in solid wood book shelves, uPVC window, large built in storage cupboard and loft hatch leading to a partially boarded loft with lighting.

BEDROOM 1

16'4" x 11'5" (5 x 3.5)

A room with a view! This spacious double bedroom boasts a large uPVC window overlooking the surrounding woodland and beyond over the cascading city, also comprising built in shelving and desk, wall mounted radiator and aerial point.

BEDROOM 2

12'0" x 8'2" (3.66 x 2.5)

A further double bedroom, would also make a great nursery or home office, comprising rear facing uPVC window, wall mounted radiator and telephone point.

GARAGE

26'9" x 16'4" (8.17 x 5)

A cavernous garage, offering secure off road parking or that extra storage space we all crave, with an invaluable electric roller shutter door, wall mounted Combi boiler, lighting, sockets, cold water tap, rear door leading directly to the garden and door leading to the utility room.

UTILITY ROOM

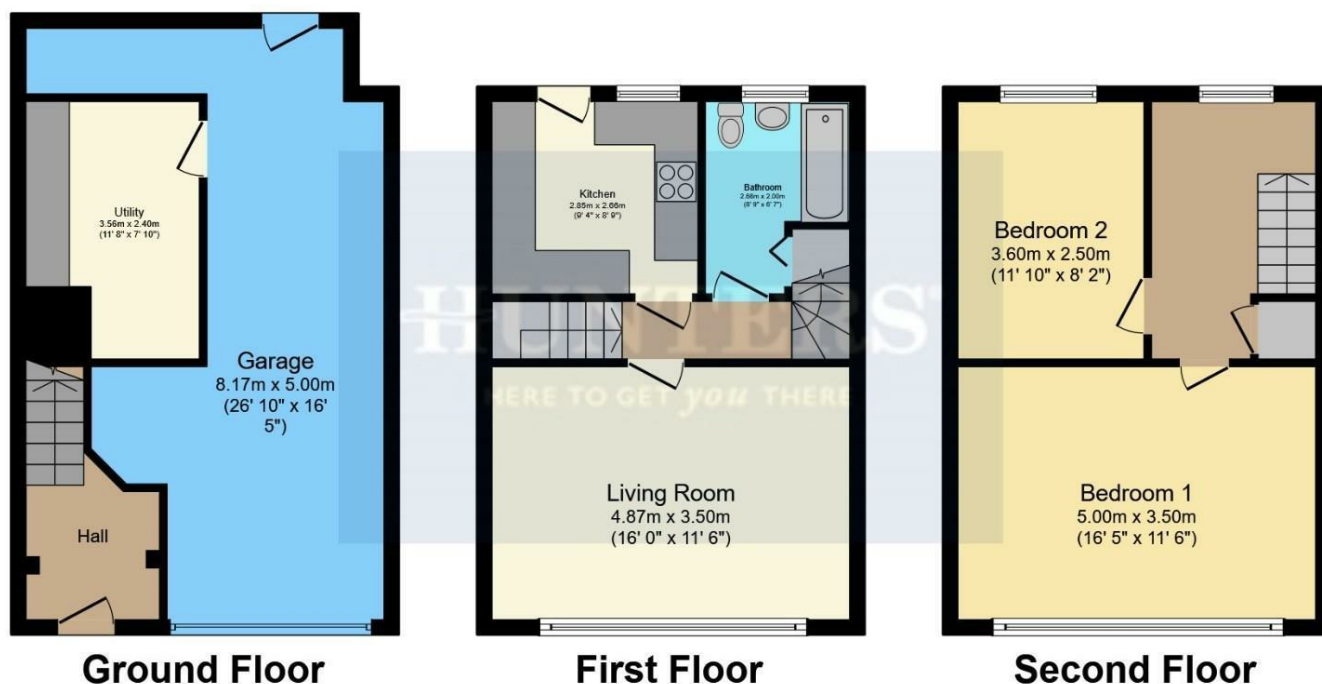
11'8" x 7'10" (3.56 x 2.4)

A handy addition to this house comprising cream work surface, plumbing and space for both a washing machine and dryer, fitted shelving, lighting and sockets.

EXTERIOR

The property hosts an expansive corner plot allowing for a magnificent garden at the rear, stone steps lead up to a sizeable slabbed patio with pond, the perfect spot to entertain in the summer months, a few steps lead down to an extensive neat lawn perfect for children or animals, all surrounded by established trees, hedging adding privacy and well stocked, colourful borders. A pebble path leads up the banking at the back of the garden, with a gate at the top which allows you access to a public footpath if desired. Also comprising outdoor lighting, especially over the steps leading up to the garden and down to the back of the garage. To the front of the property a driveway offers off road parking.

Floorplan



Total floor area 110.8 sq.m. (1,192 sq.ft.) approx

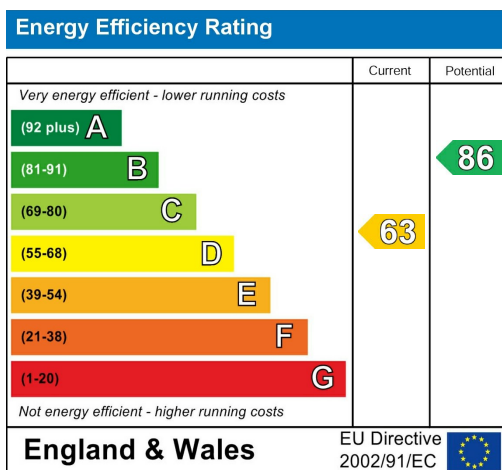
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







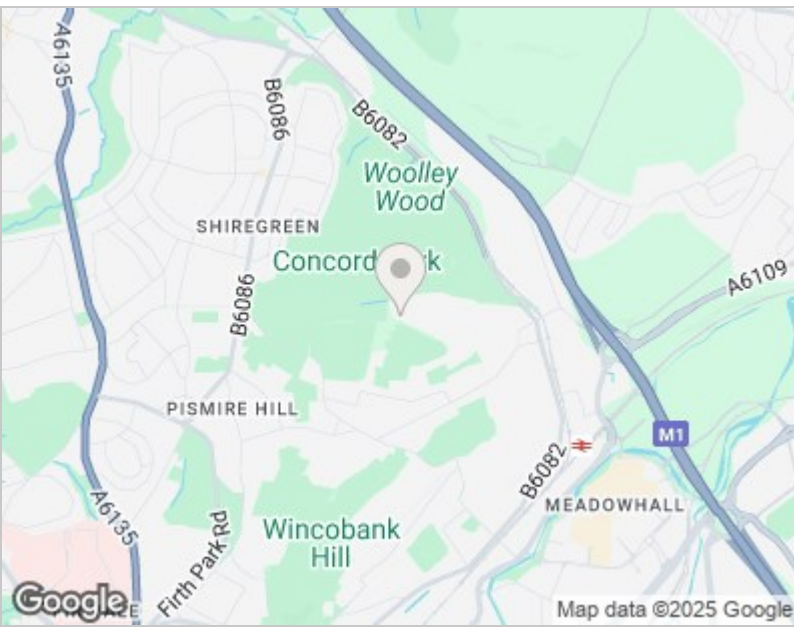
Energy Efficiency Graph



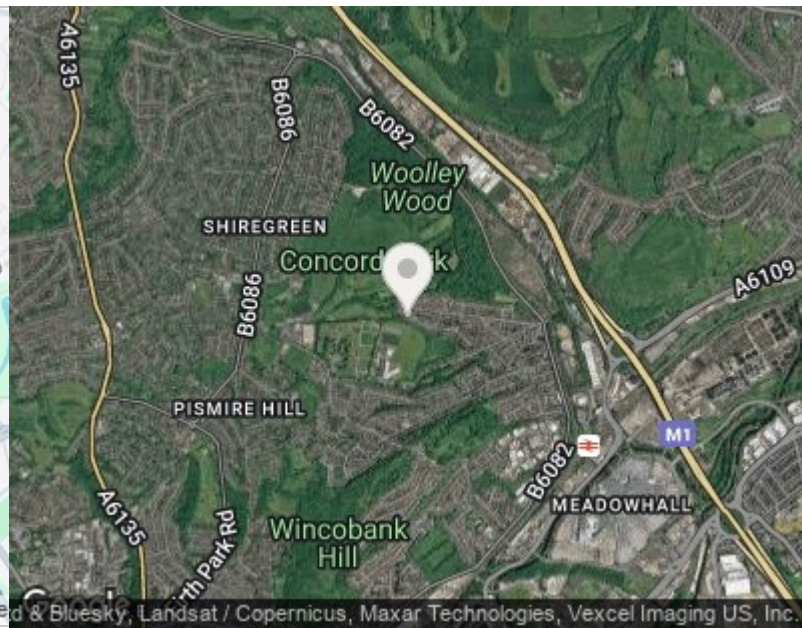
Viewing

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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