



St. Michaels Crescent

Ecclesfield, Sheffield, S35 9YJ

Guide Price £220,000 - £230,000



- 3 DOUBLE BED EXTENDED SEMI DETACHED
- NO UPWARD CHAIN
- VERSATILE ADDITIONAL LIVING SPACE DOWNSTAIRS
- CONVERTED LOFT OFFERING AN EXTRA ROOM UPSTAIRS
- CONTEMPORARY KITCHEN AND BATHROOMS
- GENEROUS DIMENSIONS THROUGHOUT
- THREE BATHROOMS
- LOW MAINTENANCE GARDEN
- TWO DRIVEWAYS PROVIDING AMPLE OF ROAD PARKING
- COUNCIL TAX BAND A

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GUIDE PRICE £220,000 - £230,000! NO UPWARD CHAIN! Located on St. Michaels Crescent, Ecclesfield, Sheffield, this delightful extended 3 bed semi-detached house offers a perfect blend of comfort and modern living. Boasting three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The extension has created additional living space downstairs, providing ample room for guests, relaxation and entertainment.

The contemporary kitchen/diner is a highlight of the home, featuring modern fixtures and fittings that make cooking and entertaining a pleasure. The stylish bathrooms complements the overall aesthetic, ensuring a fresh and inviting atmosphere throughout. An extra room downstairs presents versatile options; it could serve as an office for those working from home, a playroom for children, or even a guest room for visitors with the ensuite WC. The loft conversion also grants an additional occasional room, currently used as a home office but the possible uses are endless.

Parking is a breeze with two driveways offering ample off-road space, making it convenient for multiple vehicles. The location is particularly advantageous, as it is close to a variety of amenities, hospitals, and provides easy access to the M1 motorway, ensuring that commuting and daily errands are hassle-free.

Briefly comprising entrance porch, entrance hallway, living room, kitchen/diner, office/guest room, ensuite WC, master bedroom with ensuite shower room, two further double bedroom and family bathroom.

This property is not just a house; it is a home that promises comfort, convenience, and plenty of space. Don't miss out on this property...book your viewing today!

ENTRANCE PORCH

Through a composite door leads into a roomy entrance porch, offering a great cloak room space, comprising laminate flooring perfect for muddy wellies or paws, wall mounted black Victorian style radiator, lighting and glazed wooden door leading into the hallway.

ENTRANCE HALL

Comprising large understairs storage cupboard, laminate flooring, wall mounted radiator, stairs rising to the first floor and glazed wooden doors leading into the living room and kitchen/diner.

LOUNGE

19'9" x 11'1" (6.03 x 3.4)

A light and airy living room drenched in dual aspect uPVC window to both the front and rear, also boasting a sleek black granite fireplace with gas coal effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising two wall mounted Victorian style radiators, laminate flooring, aerial point and telephone point.

KITCHEN/DINER

19'8" x 10'9" (6 x 3.3)

An impressive open plan kitchen/diner hosting an array of cream gloss wall and base units providing plenty of storage space, contrasting black work surfaces, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, inset stainless steel gas hob with stainless steel extractor above, integrated electric oven, space for an American style fridge/freezer, under counter space and plumbing for a dishwasher, large built in storage cupboard, wall light over dining area, wall mounted radiator, uPVC window and uPVC French doors opening out onto the decking.

SNUG/OFFICE

10'9" x 8'8" (3.3 x 2.65)

The options are endless with this room, it could be an office, a playroom, a ground floor bedroom...you decide. Comprising large built in utility cupboard that also houses the plumbing for a washing machine and dryer, also comprising laminate flooring, wall mounted radiator, aerial point, uPVC window and door leading to an ensuite/downstairs toilet.

DOWNSTAIRS WC

A handy addition to any busy household offering a low flush WC, white gloss vanity unit with inset sink, shaver point, extractor fan, low flush WC and cupboard housing the Combi boiler.

LANDING

Comprising loft hatch with fitted ladder that lead to a partially boarded loft with light and doors leading to all bedrooms, bathroom and occasional loft room.

MASTER BEDROOM

19'4" x 8'7" (5.9 x 2.64)

A spacious double bedroom, flooded with natural light through both front and rear facing uPVC windows, also hosting fitted wardrobes, laminate flooring, aerial point, wall mounted radiator and door leading into the ensuite shower room.

ENSUITE SHOWER ROOM

6'6" x 5'10" (at widest points) (2 x 1.8 (at widest points))

A fresh, generously sized bathroom comprising corner shower, low flush WC, pedestal sink, shaver point, wall mounted radiator, extractor fan, tiled flooring and frosted uPVC window.

BEDROOM 2

13'6" x 8'5" (4.13 x 2.57)

A good sized double bedroom, comprising built in storage cupboard, laminate flooring, wall mounted radiator and front facing uPVC window..

BEDROOM 3

10'8" x 10'5" (3.26 x 3.2)

A further good sized double comprising large built in storage cupboard, laminate flooring, wall mounted radiator and uPVC window.

BATHROOM

6'6" x 5'10" (2 x 1.8)

A generously sized family bathroom hosting a bath with electric shower over, white gloss vanity unit with inset sink, and low flush WC, wall mounted chrome heated towel rail, extractor fan, tiled flooring, inset pots and frosted uPVC window.

ATTIC ROOM

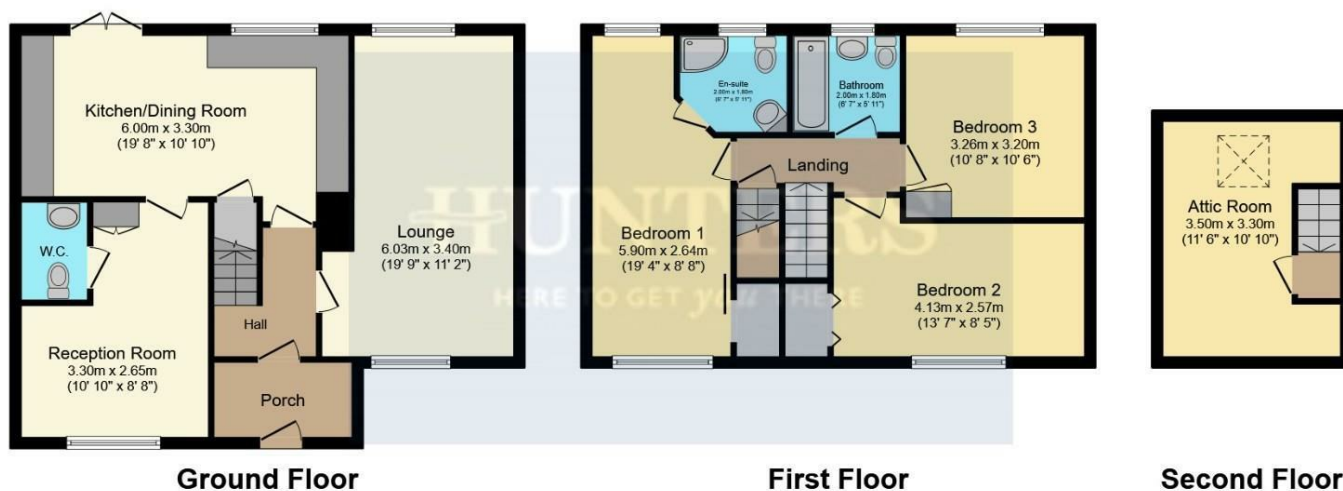
11'5" x 10'9" (3.5 x 3.3)

Up ladder stairs leads into the fully clad loft room offering you that extra space to use as you wish, currently used as a office, but could be used as a hobby room, playroom or purely for that extra storage we all crave, comprising laminate flooring, lighting, sockets and Velux window.

EXTERIOR

The front of the property boasts a neat lawn area surrounded by established privet hedging adding extra privacy. The sweeping plot allows for two drives creating ample off road parking ensuring you can always get parked after a long day. To the rear of the property is a fully enclosed, low maintenance garden, mainly laid to lawn with a sizeable deck perfect for sitting out or entertaining in the summer months, also comprising outdoor tap and light.

Floorplan



Total floor area 132.7 sq.m. (1,429 sq.ft.) approx

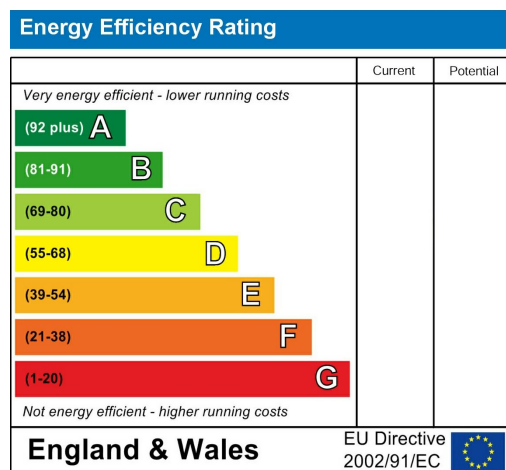
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







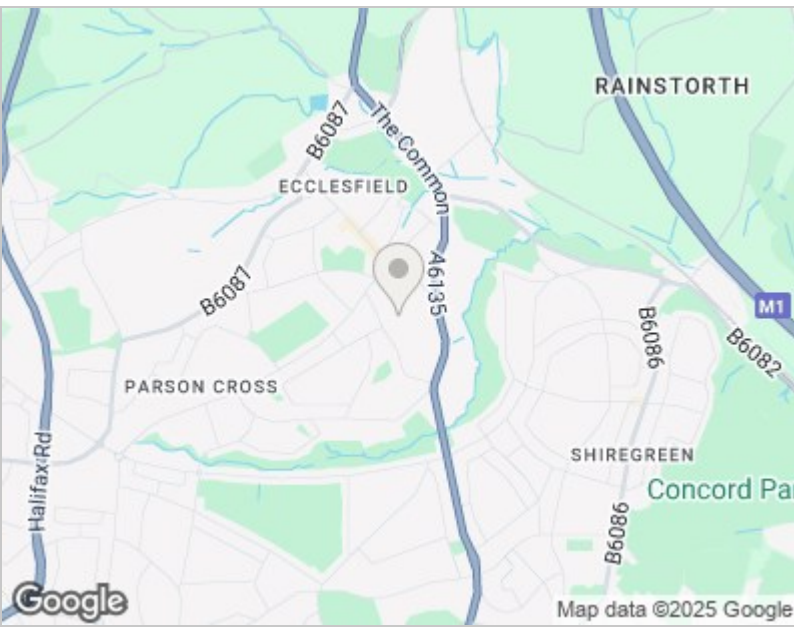
Energy Efficiency Graph



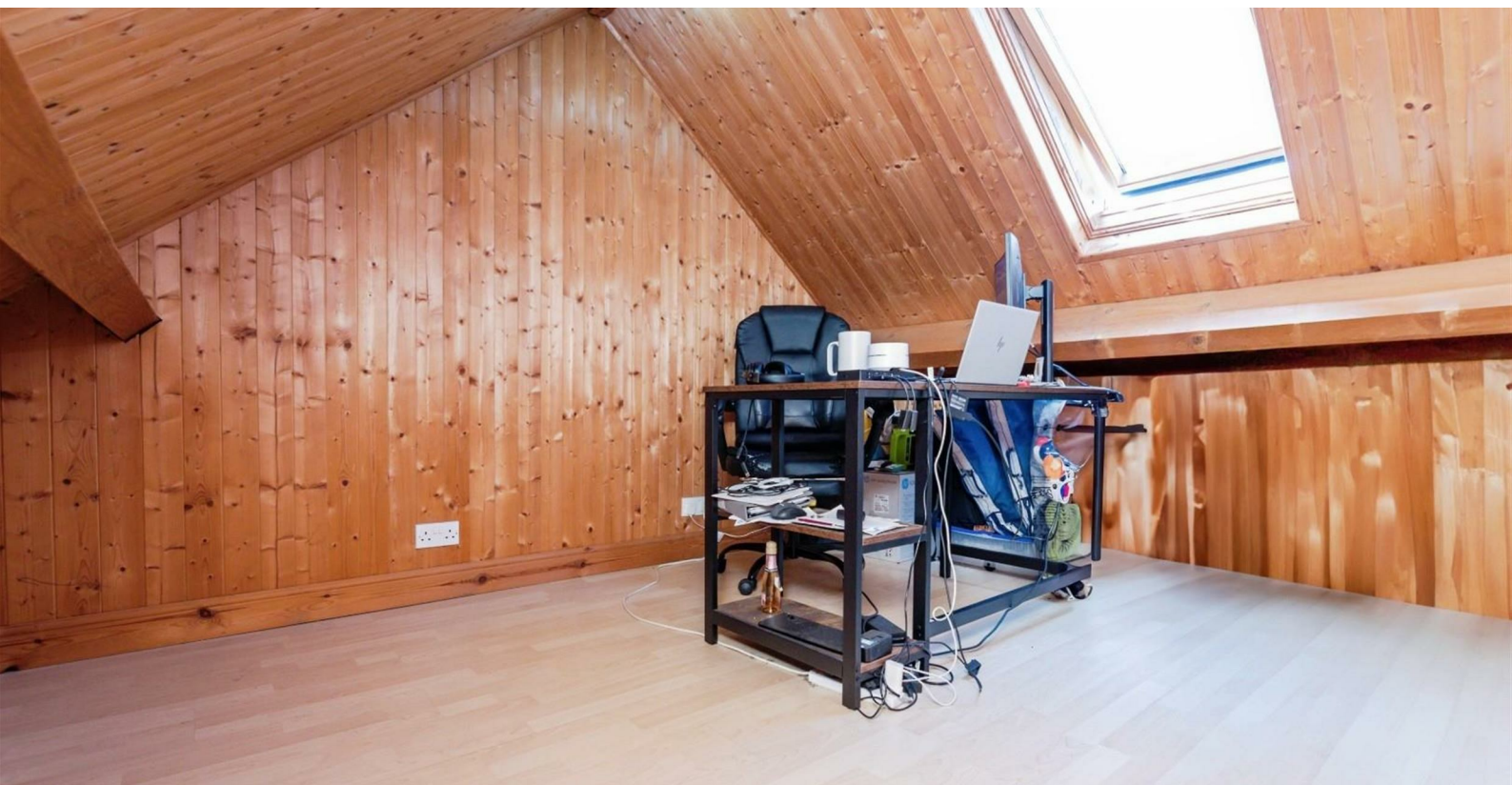
Viewing

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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