



## Aylesbury Crescent

Sheffield, S9 1JR

Offers In The Region Of £220,000



- 3 BED SEMI DETACHED
- STYLISH DECOR THROUGHOUT
- LOW MAINTENANCE LANDSCAPED GARDENS
- WALKING DISTANCE TO AN ARRAY OF AMENITIES
- COUNCIL TAX B
- SPACIOUS DIMENSIONS
- CONTEMPORARY FIXTURES AND FITTINGS
- LONG DRIVEWAY AND GARAGE
- CLOSE TO M1, MEADOWHALL AND NORTHERN GENERAL

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Nestled in the leafy Aylesbury Crescent of Sheffield, this stylish three-bedroom semi-detached house offers a perfect blend of modern living and convenience. The property boasts a contemporary kitchen and bathroom, designed to meet the needs of today's discerning homeowner. The open-plan living space is ideal for both relaxation, family time and entertaining, providing a warm and inviting atmosphere.

Each of the three bedrooms is generously sized, ensuring ample space for family or guests. The low-maintenance garden features two Indian stone patios, perfect for enjoying the outdoors without the hassle of extensive up keep. Additionally, the long driveway offers plenty of off-road parking, complemented by a detached single garage for extra storage or vehicle accommodation.

This home is situated in a prime commuter location, with easy access to the M1 motorway, making travel to Meadowhall, the Northern General Hospital, and surrounding areas such as Sheffield, Rotherham, and Barnsley a breeze. Families will appreciate the proximity to reputable schools, ensuring a quality education for children and there is an array of amenities within walking distance.

Briefly comprising entrance porch, hallway, open plan living room/diner, kitchen, three good sized bedrooms, bathroom and detached garage.

In summary, this property presents an excellent opportunity for those seeking a modern, comfortable home in a well-connected area. With its stylish features and practical amenities, it is sure to appeal to a wide range of buyers.

## PORCH

Through a uPVC door leads into a roomy entrance porch, offering a great cloak room space, complete with lighting, wall mounted radiator and frosted uPVC door leading into the hallway.

## ENTRANCE HALLWAY

Through a glazed uPVC door leads into an inviting entrance hall, comprising wall mounted radiator, stairs rising to the first floor and door leading to the living room.

## LIVING ROOM

23'8 x 14'3 (7.21m x 4.34m)

A light and airy living room, drenched in natural light through a large uPVC front facing bay window, hosting an impressive modern fireplace and marble surround with electric log effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator, BT point and aerial point, with large archway opening out in the dining room creating a great social space of family hub.

## DINING

A generously sized dining area flooded in natural light through uPVC French doors that lead directly out onto the patio, wall mounted radiator and opening out seamlessly into the living room and kitchen.

## KITCHEN

9'9 x 8'11 (2.97m x 2.72m)

A stylish kitchen offering an array of stone wall and base units providing plenty of storage space, contrasting dark wood work surfaces, stainless steel sink and drainer with mixer tap, built in stainless steel gas hob and electric oven with built in extractor hood above, under counter space and plumbing for washing machine, space for tall fridge/freezer, wood effect LTV flooring, wall mounted radiator, handy understairs pantry, side facing uPVC window, rear facing uPVC window over looking the garden and frosted composite door leading to the garden.

## LANDING

A roomy landing comprising uPVC window, loft hatch and doors leading to all bedrooms and bathroom.

## MASTER BEDROOM

13'8 x 10'4 (4.17m x 3.15m)

A sumptuous master bedroom flooded with natural light through a large front facing uPVC window, boasting a wall of sliding wood fitted wardrobes, laminate flooring, wall mounted radiator and aerial point.

## BEDROOM 2

9'7 x 9'5 (2.92m x 2.87m)

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

## BEDROOM 3

6'11 x 6'11 (2.11m x 2.11m)

A good sized single bedroom/nursery or home office also comprising wall mounted radiator and front facing uPVC window.

## BATHROOM

7'7 x 5'6 (2.31m x 1.68m)

A generously sized, contemporary bathroom, fully tiled in 'on trend' grey tones, comprising bath with luxurious chrome drench shower over, grey gloss vanity with inset ceramic sink, low flush WC, wall mounted heated towel rail, LED mirror, built in cupboard housing wall mounted Combi boiler and frosted uPVC window.

## GARAGE

19'0 x 9'4 (5.79m x 2.84m)

Offering secure parking or that extra outdoor storage we all crave, comprising electric roller shutter door comprising electrics, lighting and sockets.

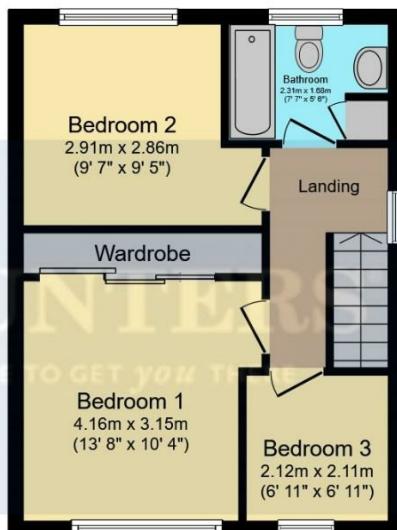
## EXTERIOR

The front of the property boasts great kerb appeal with a well stocked, walled front garden with neat lawn. A long driveway in front of the garage offers off road parking for plenty of cars. To the rear of the property is a fully enclosed, low maintenance garden, hosting an extensive Indian stone patio, perfect for entertaining or sitting out in the warmer months, further raised Indian stone patio and lawn area, security lighting, shed for outdoor storage, complete with a convenient outdoor tap.

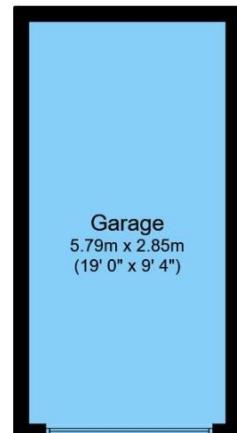
## Floorplan



**Ground Floor**



**First Floor**



**Garage**

Total floor area 95.1 sq.m. (1,024 sq.ft.) approx

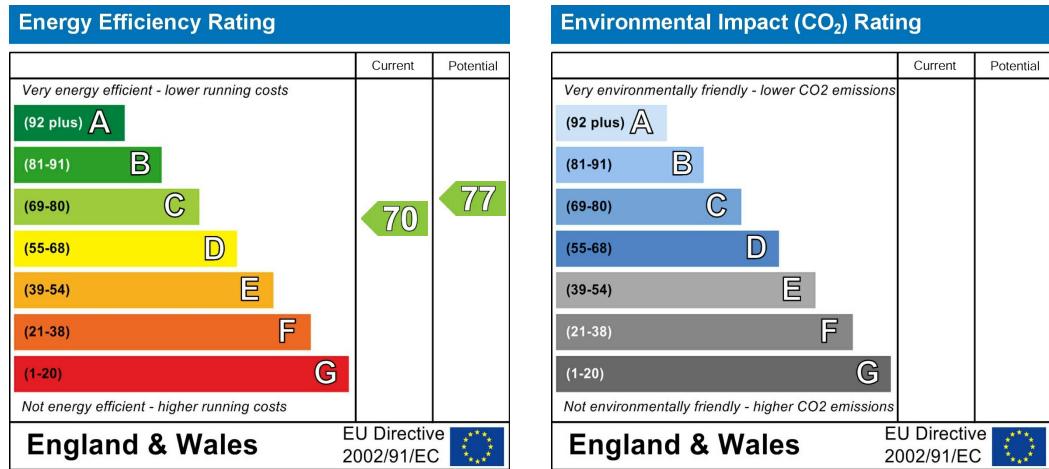
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)







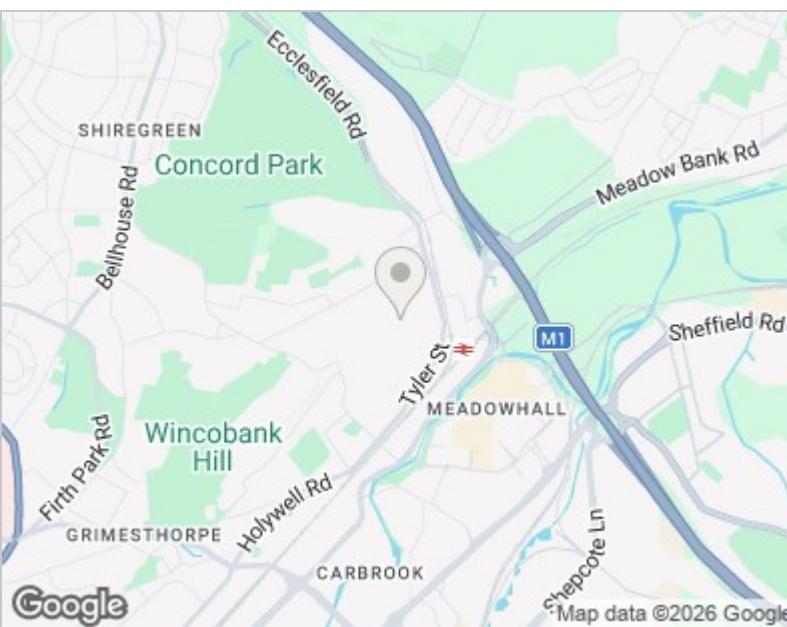
## Energy Efficiency Graph



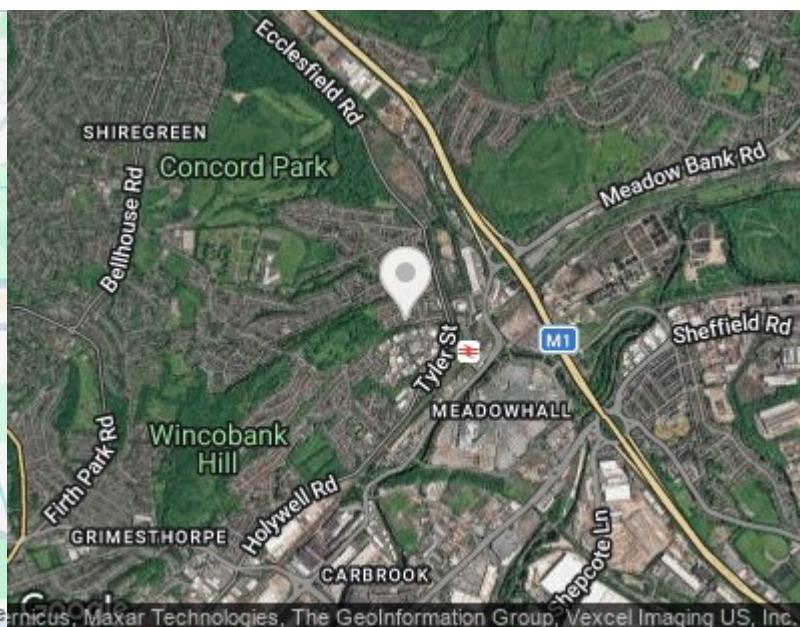
## Viewing

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.

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