



43 Colley Crescent

Parson Cross, Sheffield, S5 9FS

£145,000



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Nestled in the charming Colley Crescent of Sheffield, this delightful semi-detached house, built in 1940, presents an excellent opportunity for first-time buyers seeking a modern and comfortable home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, while the modern kitchen is complemented by a convenient utility room, ensuring practicality for everyday living.

The house features a contemporary bathroom and a downstairs WC, adding to the convenience of the layout. A standout feature is the walk-in wardrobe, offering generous storage space and enhancing the overall appeal of the master bedroom.

The property is designed with modern living in mind, showcasing stylish finishes throughout that create a welcoming atmosphere. Outside, the generous garden provides a lovely outdoor space, ideal for entertaining or enjoying quiet moments in the fresh air.

Situated within walking distance to local shops and schools, this home is perfectly positioned for families and individuals alike. With its blend of modern amenities and a prime location, this semi-detached house on Colley Crescent is a wonderful choice for those looking to establish their first home in a vibrant community.

Dining Kitchen

2.40m (7'10") max x 5.55m (18'3") (2.40m (7'10") max x 5.55m (18'3"))

This welcoming dining kitchen offers a bright and spacious area with a modern feel. It features light wood-effect flooring and white cabinetry with wood countertops, complemented by a tiled splashback for a clean, contemporary look. The room includes a built-in oven and gas hob, with ample workspace and storage. A dining table is positioned near double doors that lead outside, allowing natural light to flood the space. Adjacent to the kitchen is a compact utility room, fitted with countertop space and appliances, ideal for household chores.

Utility

4' x 8'5" (1.23m x 2.56m)

The utility room offers practical space with a wooden work surface above the washing machine and dryer. Its compact size is efficiently used for additional storage and utility purposes.

Lounge

13'1" x 11'10" (4.00m x 3.60m)

A comfortably sized lounge with a window allowing plenty of natural light to brighten the room. The space is carpeted in a soft grey, offering a cosy and inviting atmosphere, perfect for relaxing or entertaining.

Hallway

The hallway provides a bright and welcoming entrance to the home, with light walls and wood-effect flooring. There is a convenient under-stair storage cupboard and a door leading to a ground floor WC, ideal for guests.

WC

A light and airy WC with a modern white suite and a window that brings in natural light, creating a fresh and clean space on the ground floor.

Landing

The landing area on the first floor gives access to both bedrooms, the bathroom, and a walk-in wardrobe, creating a practical and functional space with neutral decor and carpeted flooring.

Bedroom 1

11'6" x 11'6" (3.51m x 3.50m)

This bedroom is generously proportioned with neutral carpets and walls, a window offering plenty of natural light and views over the surrounding area. The room benefits from a calm and restful atmosphere, ideal for unwinding at the end of the day.

Bedroom 2

9'11" x 12' (3.01m x 3.67m)

The second bedroom is a comfortable space also carpeted in a soft grey with light-coloured walls. A large window allows good natural light, and the room offers ample space for a variety of furniture arrangements.

Walk-in Wardrobe

7'11" x 3'5" (2.42m x 1.04m)

Accessible from the landing, the walk-in wardrobe provides useful hanging and storage space, making it easy to keep bedrooms clutter-free and organised.

Bathroom

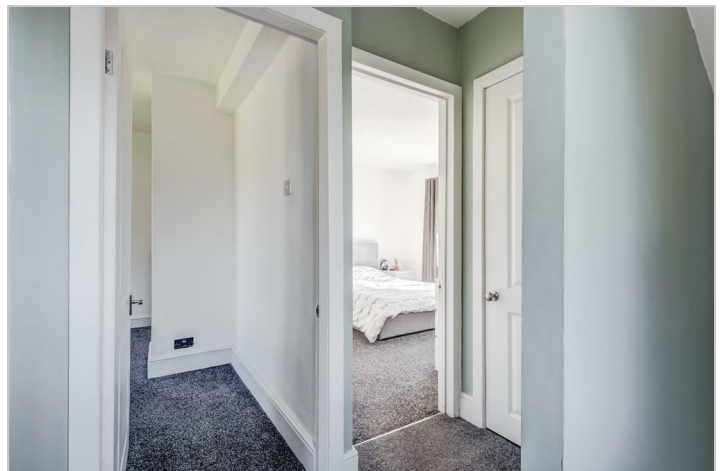
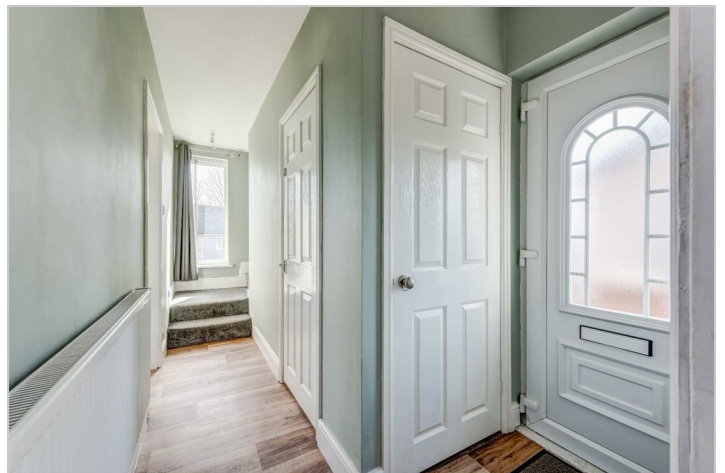
The bathroom is fully tiled in neutral beige tones with a modern suite including a bathtub with a shower over, a toilet, and a washbasin set into a vanity unit. A frosted window offers privacy while allowing natural light to fill the room, creating a bright and welcoming space.

Front Garden

The front garden is well-maintained with a lawn bordered by neatly trimmed hedges, creating an inviting and pleasant street presence to the property.

Rear Garden

A generous rear garden features a paved patio area leading to a sizeable lawn enclosed by timber fencing, offering a private and secure outdoor space, ideal for relaxing and entertaining.



Road Map



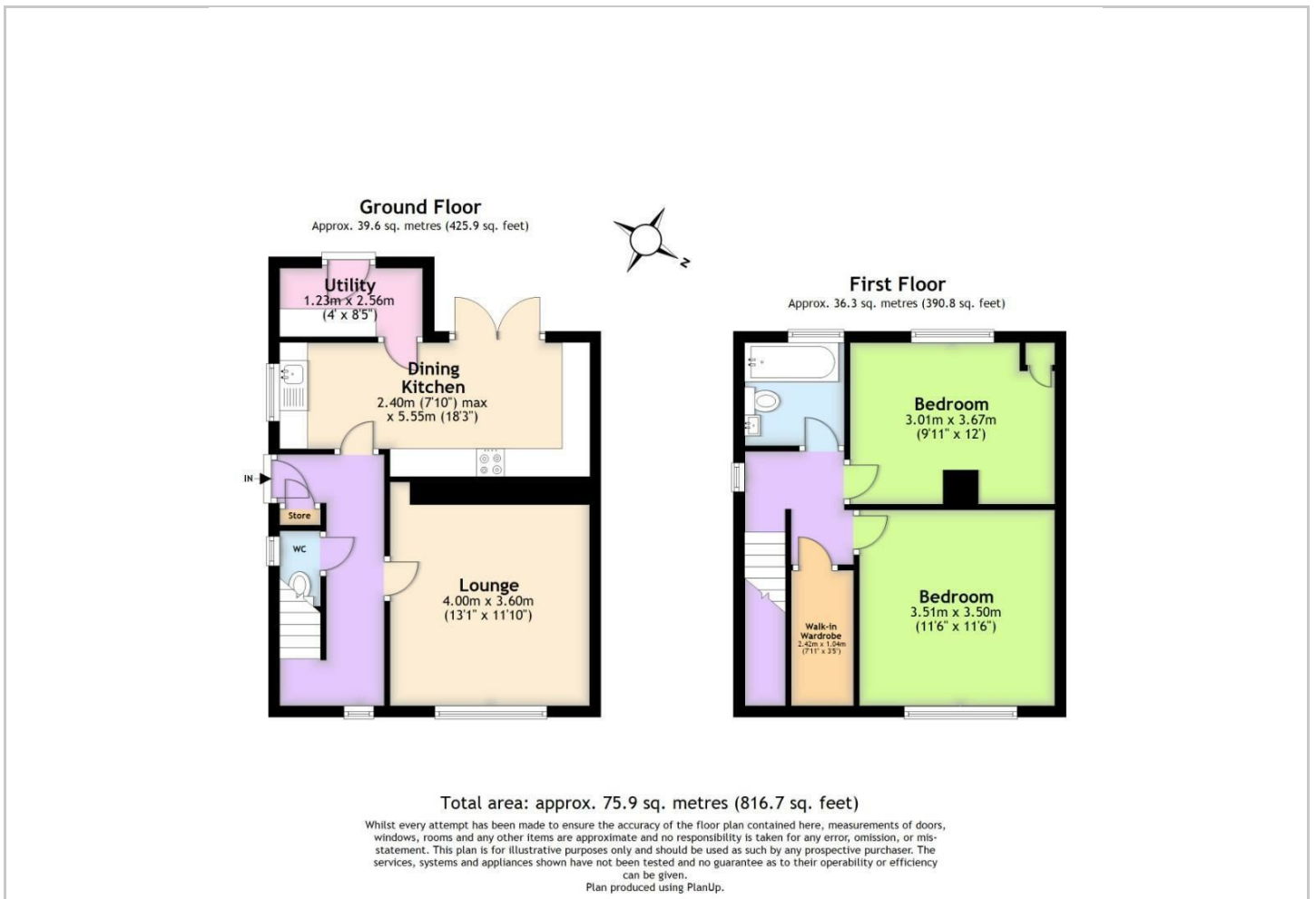
Hybrid Map



Terrain Map



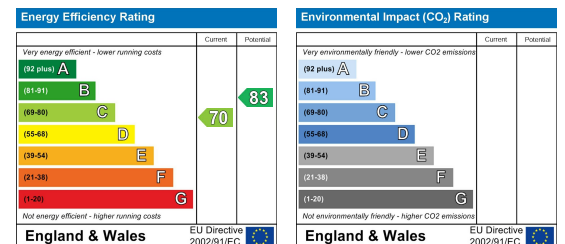
Floor Plan



Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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