







82 Medlock Crescent

Handsworth • Sheffield • S13 9BD

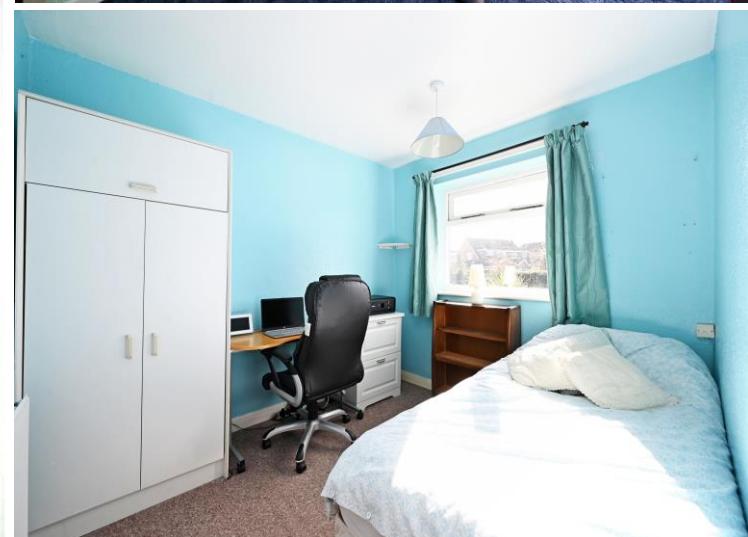
Guide Price £240,000 - £260,000

Situated in this popular residential location is this extended four bedroom semi-detached family home, offering generous and versatile accommodation ideal for growing families. Presenting fantastic potential throughout, the property also benefits from a garage/workshop with scope for further development (subject to the necessary consents). Offered for sale with no onward chain. A welcoming entrance porch provides practical cloak and shoe storage before opening into the spacious living room. Positioned to the front aspect, the room is flooded with natural light from a large window and features neutral décor alongside an attractive stone feature chimney breast, creating a warm focal point. To the rear, the dining room enjoys a pleasant outlook over the garden and includes useful under stairs storage. An internal glazed opening to the kitchen enhances the natural light and sense of connection between the spaces. The modern gloss kitchen is fitted with wood-effect worktops and incorporates an integrated oven and grill with gas hob, with additional space for further appliances. A UPVC rear door provides direct access to the garden. Upstairs, there are three well-proportioned bedrooms and a fourth single bedroom, ideal as a nursery, dressing room or home office. The side extension creates an impressive dual-aspect double bedroom with far-reaching views, benefiting from both front and rear aspects, making it an especially bright and versatile space. The modern shower room is partially tiled and fitted with a contemporary suite. Externally, the property stands behind a lawned frontage with a driveway providing off-road parking for multiple vehicles, leading to a substantial garage/workshop. This flexible space offers excellent storage or exciting potential for conversion into additional living accommodation, a home office or gym (subject to planning permission). To the rear is an attractive enclosed garden featuring a hardstanding patio area, lawn, raised beds, garden shed and mature planting, all enclosed by fencing — ideal for families and outdoor entertaining. Medlock Crescent is located within the popular residential area of Handsworth, Sheffield S13, well regarded for its family-friendly environment and convenient access to local amenities. The property is close to reputable schools, shops and supermarkets, with excellent transport links including nearby connections to the M1 motorway, making it ideal for commuters. The area also benefits from local parks and green spaces.





- Extended Semi Detached Family Home
- 4 Good Sized Bedrooms
- Modern Kitchen & Shower Room
- Two Reception Rooms
- Combination Boiler & Double Glazing
- Attractive Enclosed Rear Garden
- Driveway for Multiple Vehicles
- Garage / Workshop Offering Potential
- Lease 800 Years from 01/04/1966 £20pa
- Council Tax Band B, EPC Rating TBC



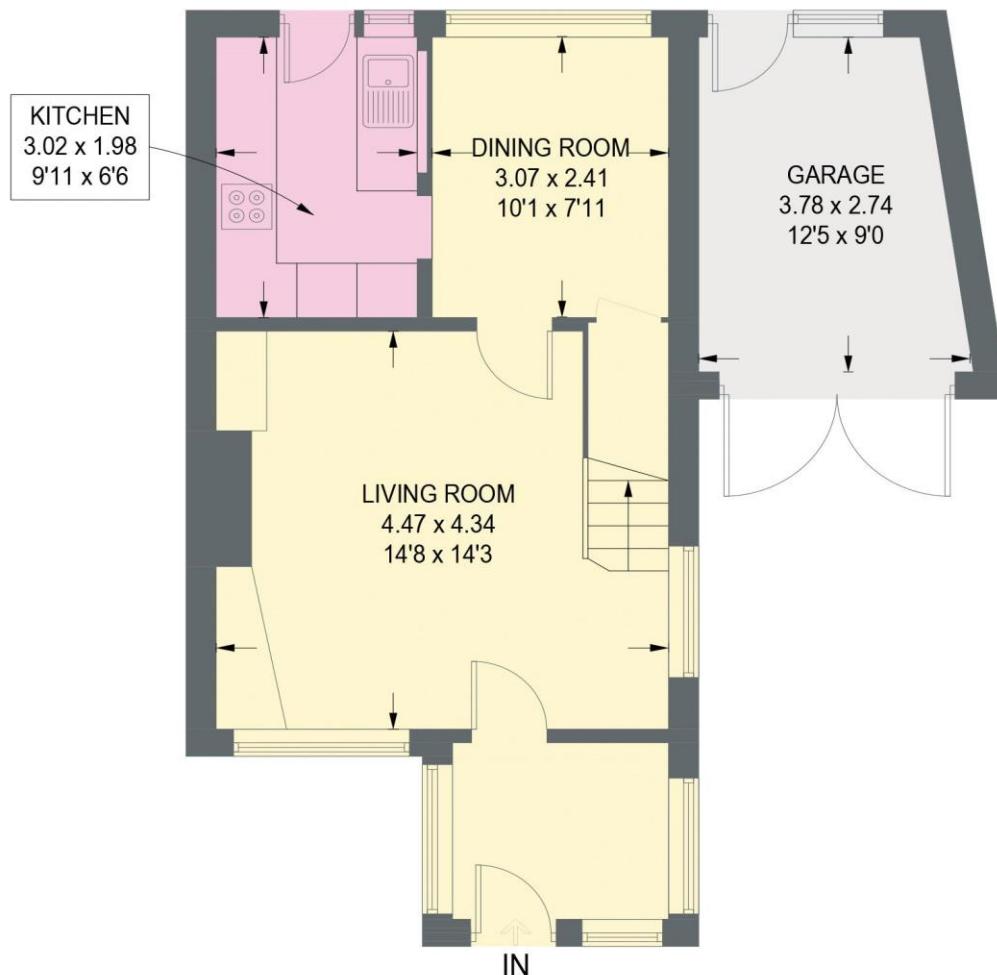


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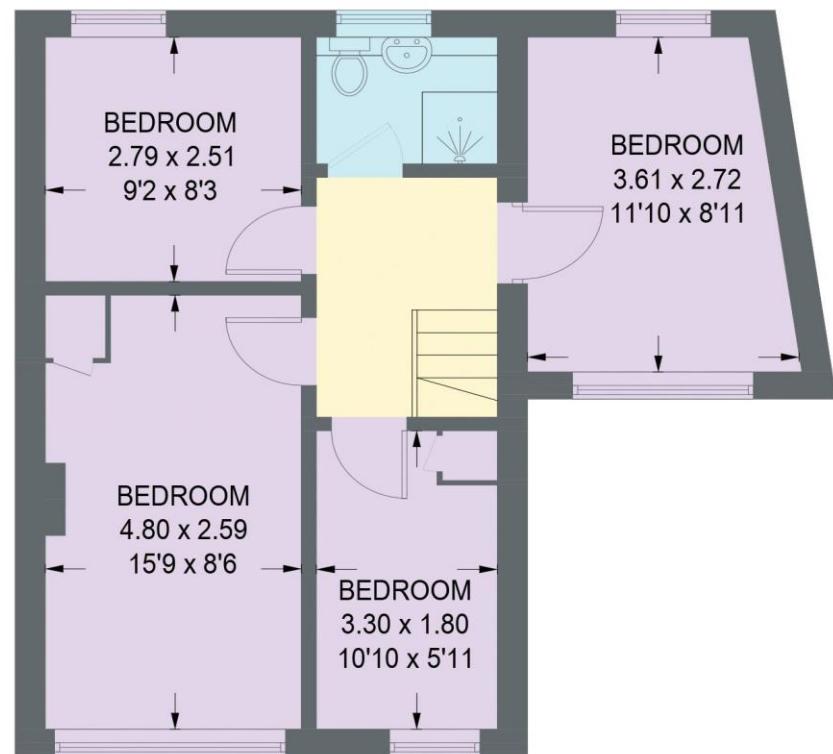
APPROXIMATE GROSS INTERNAL AREA = 83.8 SQ M / 902 SQ FT

GARAGE = 9.6 SQ M / 103 SQ FT

TOTAL = 93.4 SQ M / 1005 SQ FT



GROUND FLOOR
39.2 SQ M / 422 SQ FT



FIRST FLOOR
44.6 SQ M / 480 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



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