



45 Treswell Crescent, Hillsborough, Sheffield

Sheffield

Guide Price **£265,000**

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, Sheffield

GUIDE PRICE £279,000 – £289,000 A once in a lifetime opportunity has arisen to purchase this stunning three double bedoomed, detached family home. Offered to the market for the first time since being constructed by the current vendor this fabulous property offers an incredibly versatile approach to living over three floors that total an impressive 1,814 sq feet. With huge potential to explore the change of use (subject to planning) to create three apartments if required. The property benefits from a double integral garage, which is a real rarity in this area, numerous balconies and fabulous views over the river Don to the rear. Quietly tucked away on this little known road in the very heart of ultra-popular Hillsborough, close to the shopping area, which offers a range of eateries and cafes, excellent schooling catchments are also available and the open countryside is on the doorstep. VALUER Andy Robinson

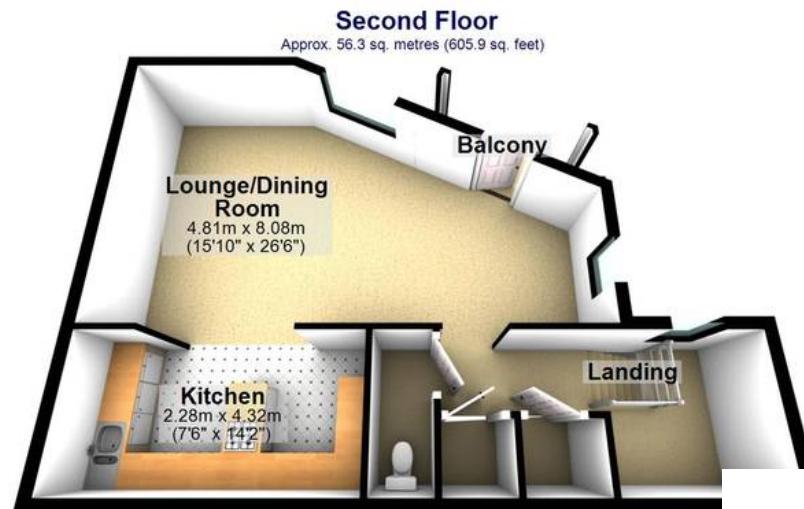
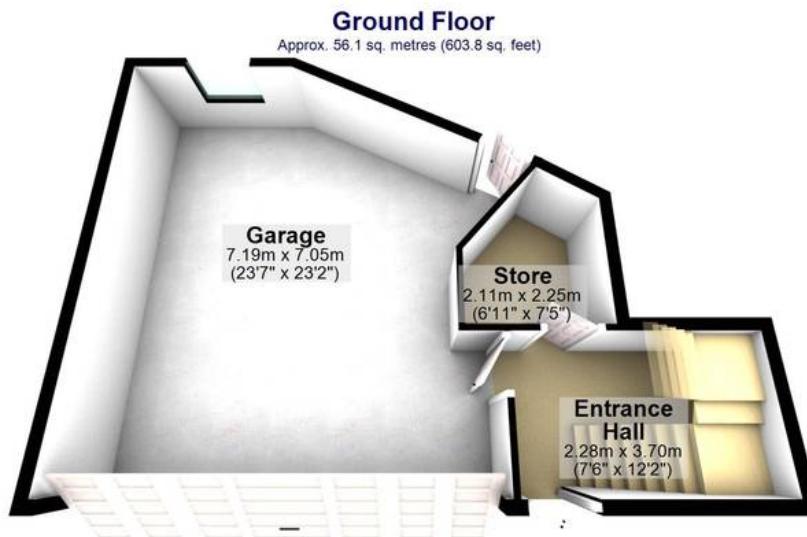
Council Tax band: B

Tenure: Leasehold

- UNIQUE OPORTUNIY TO PURCHASE THIS ONE OFF DETACHED FAMILY HOME
- VARIOUS BALCONIES WITH VIEWS OVER THE RIVER DON
- DOUBLE INTEGRAL GARAGE
- POTENTIAL TO CONVERT TO THREE SEPERATE APARTMENTS (SUBJECT TO PLANNING)
- FIRST TIME FOR SALE SINCE BEING BUILT BY THE CURRENT VENDOR
- QUIETLY TUCKED AWAY ON THIS LITTLE KNOWN ROAD
- HEART OF ULTRA POPULAR HILLBOROUGH







Total area: approx. 168.6 sq. metres (1814.9 sq. feet)

All measurements are approximate
Plan produced using PlanUp.