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ESTATE AGENTS

Marketing Preview















12 Durlstone Crescent, Sheffield, S12 2TS

£240,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1





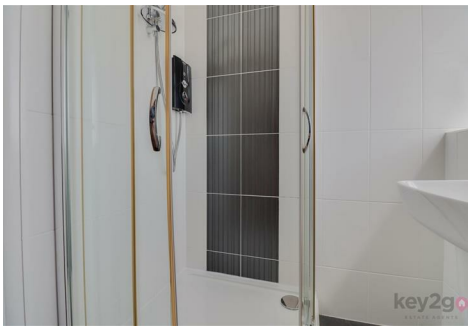















*** GUIDE PRICE £240,000-£250,000 ***CHAIN FREE! A fantastic opportunity to purchase this extended three-bedroom property situated in a popular area. The property benefits from a utility room, modern shower room, and large bedroom, along with an enclosed garden, off-road parking, and garage. Conveniently located close to amenities and with road links to the M1 Motorway and Sheffield City Centre.

SUMMARY

*** GUIDE PRICE £240,000-£250,000 ***CHAIN FREE! A fantastic opportunity to purchase this extended three-bedroom property situated in a popular area. The property benefits from a utility room, modern shower room, and large bedroom, along with an enclosed garden, off-road parking, and garage. Conveniently located close to amenities and with road links to the M1 Motorway and Sheffield City Centre.

Entrance into the porch leading through to the hallway, which has stairs rising to the first floor, a folding door to the kitchen, and a sliding door to the lounge/diner. The lounge/diner is bright and spacious with a fireplace, a window to the utility room, and sliding doors to the dining area, creating either an open-plan space or two separate living areas, along with a window to the front. The kitchen is fitted with ample wall and base units, double oven, hob, extractor fan, space for a washing machine/tumble dryer, and doors leading to the pantry and utility room. The utility room has a worktop with under-counter space for a fridge/freezer and tumble dryer/washing machine.

Stairs rise to the first-floor landing with doors leading to the three bedrooms and shower room. Bedroom one is extended and accessed via a small office area/bedroom/dressing area, which then opens into the main bedroom with ample fitted storage and dual-aspect windows. Bedroom two is a double bedroom with a window to the front and fitted storage. Bedroom three is a double bedroom with fitted storage and a window to the rear. The shower room is fitted with a W/C, shower cubicle with electric shower, and floating wash basin.

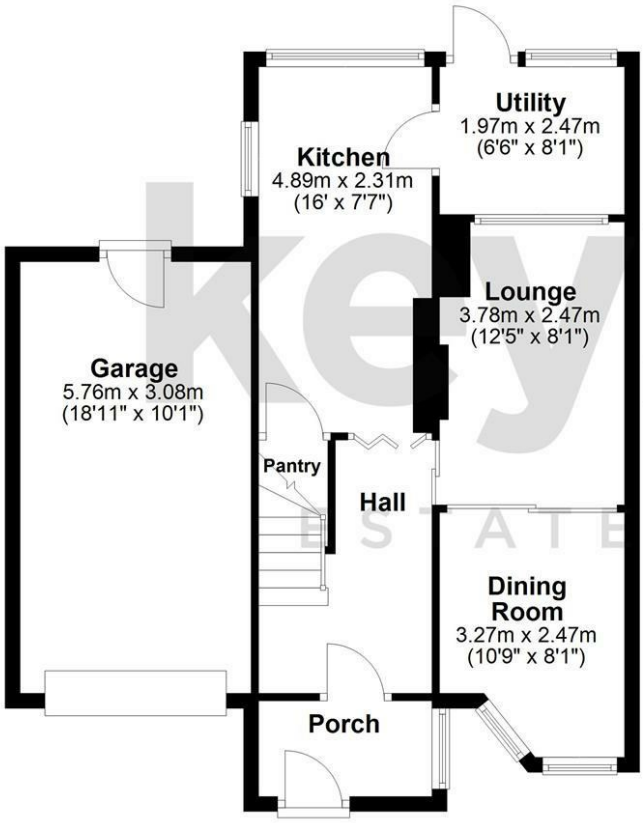
To the front of the property is a driveway with access to the garage. To the rear is an enclosed garden with a lawn area, patio area, plants and shrubbery, and a door leading to the garage.

PROPERTY DETAILS

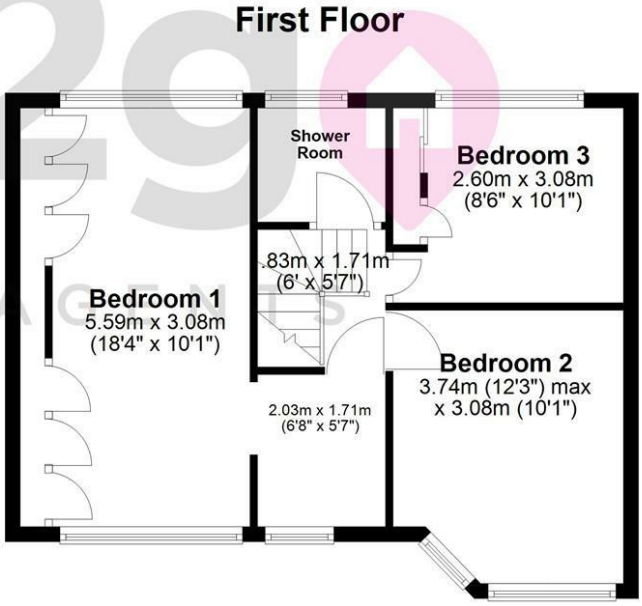
- FREEHOLD
- HARDWOOD DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

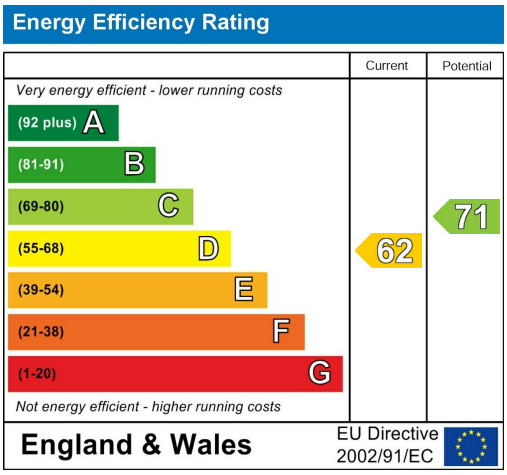
Ground Floor



First Floor



Total area: approx. 110.4 sq. metres (1188.0 sq. feet)





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