



Lister Crescent, Basegreen Sheffield

welcome to

Lister Crescent, Basegreen Sheffield

GUIDE PRICE £230,000-£240,000 Lovely extended three bedroom semi detached property which may be of interest to first time buyers. Dining kitchen, lounge, utility room and wc. Three bedrooms, shower room, drive and rear garden. Viewings recommended to appreciate the size!



Entrance Hall

With a front facing sealed unit door and stairs which rise to the first floor landing.

Lounge

With a front facing double glazed bay window, a central heating radiator, coving to the ceiling and a feature fireplace to the focal point of the room.

Kitchen Dining Room

A spacious room which is fitted with a range of all and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a hob with extractor with extractor above, space for an over and grill, complimentary splashback tiling, spotlights to the ceiling, laminate flooring and a feature fireplace housing the log burner. there is a rear facing double glazed window and a side facing door which gives access into the rear porch.

Rear Porch

With a rear facing double glazed window and a side facing door to the rear garden.

Utility

Fitted with a range of upper and lower cabinets, incorporating useful under counter space for a tumble dryer and plumbing for a washing machine. There is a sealed unit door with double glazed side panels and a further door providing access to the ground floor W.C.

W.C

Fitted with a low flush W.C and a wash hand basin.

First Floor Landing

With access to all three bedrooms and family bathroom.

Loft

Fitted with a pull down ladder, the loft is fully insulated and carpeted, providing an ideal space for additional storage.

Bedroom One

With a front facing double glazed window, a central heating radiator and access to the walk-in wardrobe.

Bedroom Two

With two front facing double glazed windows and a central heating radiator.

Bedroom Three

With a rear facing double glazed window and a central heating radiator.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin fitted into a vanity unit and a panelled bath with shower over. There is tiling to the walls, a rear facing obscured double glazed window and a central heating radiator.

Outside

To the front of the property, there is a generous driveway providing ample off-road parking, enclosed by a brick wall. To the rear is an attractive Indian stone garden, complemented by a range of mature shrubs and plants to the borders and fencing to the perimeter.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/CPK115426



welcome to

Lister Crescent, Basegreen Sheffield

- Extended semi detached property
- Three bedrooms
- Close to Supertram Links
- Ideal for first time buyers
- Dining Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1936. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115426



Property Ref:
CPK115426 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk