



16, Longford Crescent, Sheffield, S17 4LL

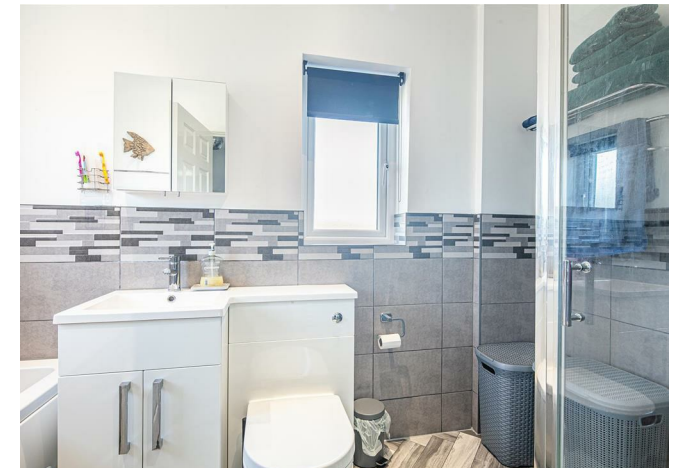
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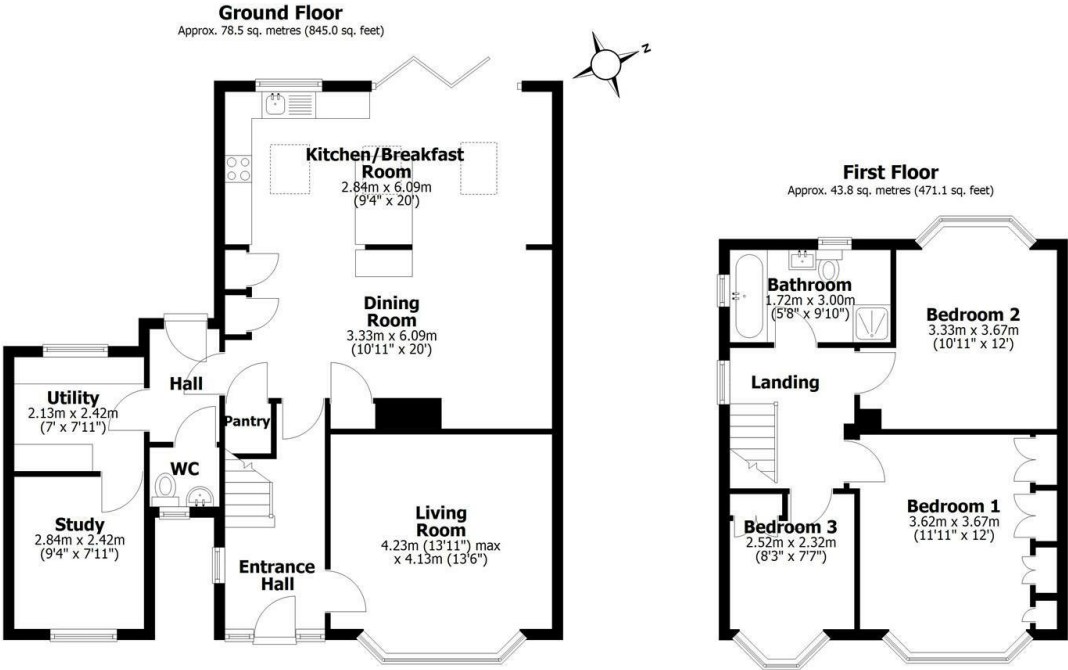
Description

A fully modernised and extended detached property that offers 1316 square feet of accommodation over two floors. The current owners have comprehensively renovated this property with works including a new roof, a full rewire, new heating system, double glazing and building work alongside choosing modern fixtures and fittings to create an exceptional home. The immaculate interior is complemented by landscaped gardens to both the front and rear and there is also off road parking for at least two cars. The ground floor extension has transformed this home and provided the space for a large, open plan dining kitchen with bi-folding doors opening onto the garden and there is also a versatile home office/fourth bedroom beyond the utility room, perfect for those who now spend time working from home. Bradway is also a great place to live with a well regarded primary school and a run of local shops found at the top of Twentywell Lane. The city is situated approximately six miles away and can be approached via regular bus services that run from the terminus on Prospect Road and there are a number of sporting facilities close by including two golf courses and a driving range. The countryside is pretty much on your doorstep as well making the area a very popular choice with a broad range of buyer.

- Three/four bedrooms including a lovely bay windowed principal with fitted wardrobes.
- Fabulous, open plan living kitchen with a modern fitted kitchen, dining area and lounge area.
- Sitting room with bay window.
- Reception hall, utility room and ground floor W.C.
- Versatile home office/fourth bedroom on the ground floor.
- Luxurious bathroom with elegant tiling framing the sanitaryware.
- Landscaped gardens to both the front and rear.
- Off road parking for at least two cars.
- Freehold and Council Tax Band D.
- Modern building regs, roof insulation, heating and double glazing combine to provide an excellent and cost saving EPC rating of C72.







Total area: approx. 122.3 sq. metres (1316.1 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

16, Longford Crescent

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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.