







12 Grange Crescent Road

Sharrow • Sheffield • S11 8FX

Asking Price £495,000

A fabulous four double bedroom, semi detached house in Sharrow, bordering Nether Edge and forming part of the Nether Edge Conservation Area. Benefiting from period features, living room with a bay window, dining kitchen, garden room, utility room, a delightful, private, enclosed garden. A front entrance door opens into the spacious entrance hallway with a door which gives access to the cellar head, which houses the boiler, and stairs which descend into the useful storage cellar. The living room has a beautiful bay window allowing for plenty of natural light, a feature fireplace, moulded covings and picture rails. From the hallway, a door opens into the dining room which has an ornate ceiling rose, picture rail and French doors which open onto the patio and garden to the rear. Another glazed door opens into the dining kitchen where there is ample space for a table and chairs, and an original floor to ceiling storage cupboard. The kitchen has a range of base units with solid oak work surfaces, pine panelling and space for a freestanding gas cooker. A glazed door opens into the utility room/workshop which has a range of base and wall units, pine work surfaces, side and rear facing windows and a side door which opens onto the patio. From the entrance hallway, stairs rise to the first floor landing with side facing window. The generously proportioned master bedroom has a front facing window, the second double bedroom has a feature decorative cast iron fireplace and a rear facing window, the third double bedroom is also rear facing and has a deep under stairs storage cupboard. Further stairs rise to the second floor landing with roof Velux offering natural light, and eaves storage access. The fourth double bedroom has a side facing window, eaves access and a large built in storage cupboard with shelving and hanging rails. Outside, to the rear is an enclosed, private garden with stone flagged patio, raised, established planted borders with a bay tree, a lawn, outside tap and lockable gate giving access from the front of the house. To the front is a raised forecourt with established planted borders, a small lawn and a path which leads to the front door. There are residents only parking bays for which a permit may be purchased for a small fee. Grange Crescent Road is ideally placed for access to the amenities on Sharrow Vale and Ecclesall Road including bars, pubs, cafes, shops and restaurants, reputable local schools, the universities and hospitals.





- Semi Detached House
- 4 Double Bedrooms
- Dining Kitchen
- Dining Room with French Doors
- Living Room with Bay Window

- Period Features Throughout
- Enclosed, Private Garden
- Council Tax Band C & EPC Rating D
- Easy Access to Ecclesall Road & The City Centre
- Freehold





12 GRANGE CRESCENT ROAD

APPROXIMATE GROSS INTERNAL AREA = 165 SQ M / 1776 SQ FT

CELLAR = 26.1 SQ M / 281 SQ FT

TOTAL = 191.1 SQ M / 2057 SQ FT



CELLAR = 26.1 SQ M / 281 SQ FT

GROUND FLOOR = 72 SQ M / 775 SQ FT

FIRST FLOOR = 60.1 SQ M / 647 SQ FT

SECOND FLOOR = 32.9 SQ M / 354 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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