

## Marketing Preview

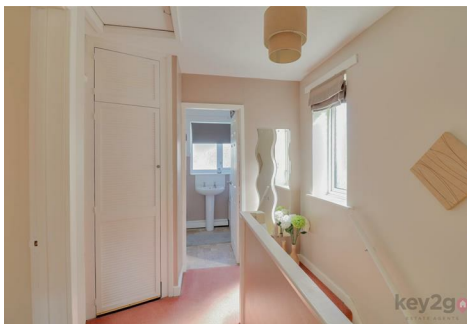
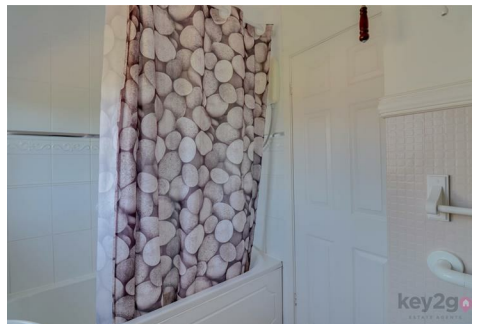
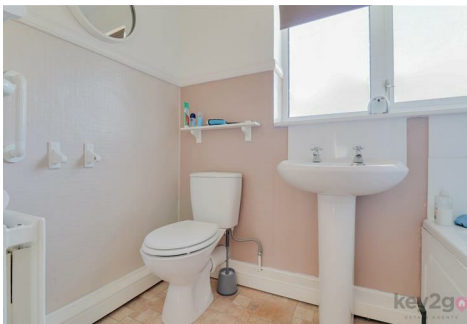
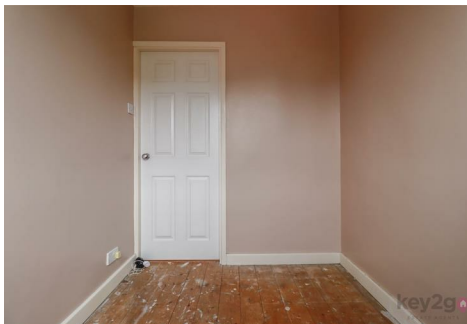


**7 Crispin Gardens,, Sheffield, S12 2NF**

**£210,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**





Ready to move into, this three-bedroom semi-detached property offers a large lounge/diner and is tucked in a cul-de-sac. It has off-road parking and a low-maintenance garden. The property has road links to Sheffield and tram links, with a wide choice of amenities nearby, making it suitable for first-time buyers!

## SUMMARY

Ready to move into, this three-bedroom semi-detached property offers a large lounge/diner and is tucked in a cul-de-sac. It has off-road parking and a low-maintenance garden. The property has road links to Sheffield and tram links, with a wide choice of amenities nearby, making it suitable for first-time buyers!

UPVC door leads to a useful porch area, which opens into a spacious hallway with stairs rising to the first floor. A door leads to the kitchen, fitted with wall and base units, an understairs storage cupboard, and a side window. From the kitchen, a door opens into the conservatory, providing access to the rear garden, and a further door leads to the lounge/diner, a bright living space with dual-aspect windows, a feature fireplace, and carpeted flooring.

Stairs rise to the first floor, with a window and a store cupboard on the landing. Doors lead to three bedrooms and the bathroom. There are two generous double bedrooms and a single bedroom. The bathroom is fitted with a bath with an overhead shower, a pedestal wash basin, and a WC.

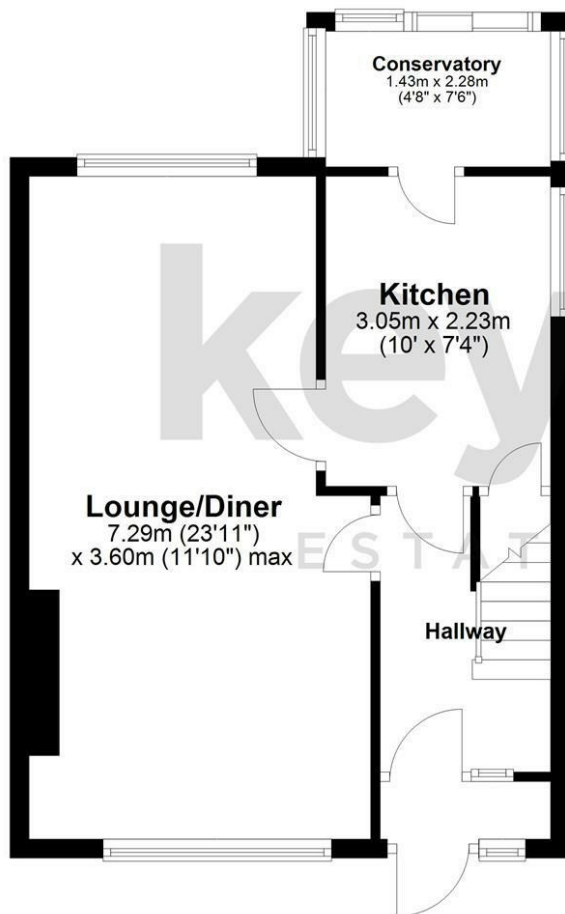
To the front of the property is a pebbled area, with a side driveway leading to the rear. The rear garden features a flagged patio area, a lawn, and hedging. There is also a water meter.

## PROPERTY DETAILS

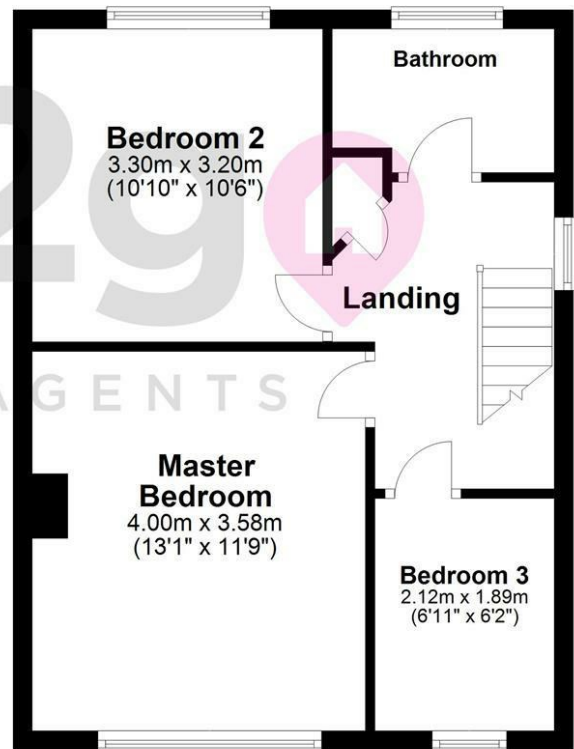
- LEASEHOLD, 737 YEARS REMAINING, £25PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | <b>70</b>                                                                                                   | <b>76</b> |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

