



## Colley Crescent

Sheffield, S5 9FS

Guide Price £150,000 - £160,000



- 3 BED SEMI DETACHED
- SCOPE TO RE CONFIGURE
- GREAT DIMENSIONS THROUGHOUT
- 3 DOUBLE BEDROOMS
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- READY TO PUT YOUR OWN STAMP ON IT
- LARGE CORNER PLOT
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX A

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GUIDE PRICE £150,000 - £160,000 NO UPWARD CHAIN ,Nestled in the tranquil cul-de-sac of Colley Crescent, Sheffield, this charming semi-detached house presents an excellent opportunity for both growing families and first-time buyers. With three spacious bedrooms and a well-designed layout, this property is ready to become your dream home.

As you enter, you are greeted by a bright and airy living room that sets a welcoming tone. The well-equipped kitchen is a highlight, featuring ample worktop and storage space, a gas hob, built-in oven, and convenient pantry storage, making it perfect for culinary enthusiasts.

The first floor boasts three double bedrooms, each offering versatile accommodation. The principal bedroom is particularly impressive, complete with built-in wardrobes and a vanity unit, while the third bedroom is ideal for use as a home office or nursery, catering to your lifestyle needs. The stylish bathroom features a modern walk-in shower, and the added convenience of a separate downstairs WC enhances the practicality of the home.

Outside, the property benefits from a generous corner plot, showcasing established gardens to both the front and rear. A tarmac patio area provides an excellent space for outdoor relaxation, complemented by security lighting for peace of mind.

Located conveniently close to local amenities, well-regarded schools, and excellent transport links, this home is sure to attract considerable interest. Early viewing is highly recommended to secure this delightful property and avoid disappointment.

## ENTRANCE HALLWAY

Accessed via a glazed wooden door, the entrance hallway sets a welcoming tone with a uPVC window allowing natural light to filter through. A radiator and BT point provide practical convenience, while useful under-stairs storage helps keep the space clutter-free.

## LIVING ROOM

14'10 x 13'5 (4.52m x 4.09m)

A spacious and light-filled living room forms the heart of the home, with two uPVC windows drawing in natural light throughout the day. A glazed door leads through to the hallway, maintaining a bright, open feel as you move through the property. Practical touches include a radiator, aerial point, and BT point.

## KITCHEN

13'5 x 8'9 (4.09m x 2.67m)

The kitchen is fitted with wood wall and base units, complemented by a contrasting cream speckled worktop. A four-ring gas hob sits beneath a built-in extractor, with an electric oven and space for a washing machine completing the practical layout. A cream one-and-a-half bowl sink with mixer tap sits below a uPVC window, while a wall-mounted boiler and pantry doors lead to further storage room. Laminate flooring runs throughout, and a back door provides convenient access to the rear.

## LANDING

A spacious landing with doors leading to all rooms also provides access to a loft hatch, which is partially boarded and fitted with a ladder and lighting for convenient storage.

## DOWNSTAIRS W/C

Fitted with a low flush WC and a frosted uPVC window for privacy — a handy addition to any household.

## MASTER BEDROOM

12'11 x 12'5 (3.94m x 3.78m)

This generously sized bedroom is light and airy, with two uPVC windows enhancing the sense of space. Built-in cupboards offer shelving and

hanging space, complemented by fitted wardrobes with a vanity unit, providing excellent storage without compromising on room proportions.

## BEDROOM 2

12'6 x 8'10 (3.81m x 2.69m)

A further well-proportioned double bedroom benefits from a uPVC window to the rear, taking advantage of elevated views. Fitted sliding wardrobes and additional built-in storage with hanging space offer excellent practicality, while a radiator ensures comfort year-round.

## BEDROOM 3

8'11 x 8'2 (2.72m x 2.49m)

Another double bedroom, ideally suited as a home office or nursery, benefits from a uPVC window to the front and a radiator.

## BATHROOM

The bathroom is fitted with a white low flush WC and a white vanity unit with inset sink and chrome mixer tap. A walk-in shower with electric shower is enclosed by marble-effect panelled walls, while a frosted uPVC window, radiator, and wall heater complete the space.

## EXTERIOR

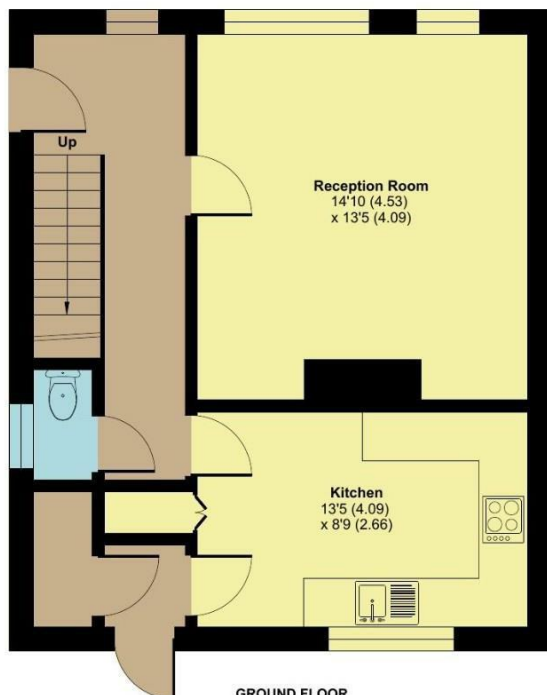
Situated nicely on a cul-de-sac, the property benefits from a lawned frontage with established shrubs and plants adding kerb appeal. To the rear is a large corner plot, mainly laid to lawn with well-established borders. Steps lead down to a tarmac patio area, while security lighting and an outside water tap add further practicality to this generous outdoor space.

# Floorplan

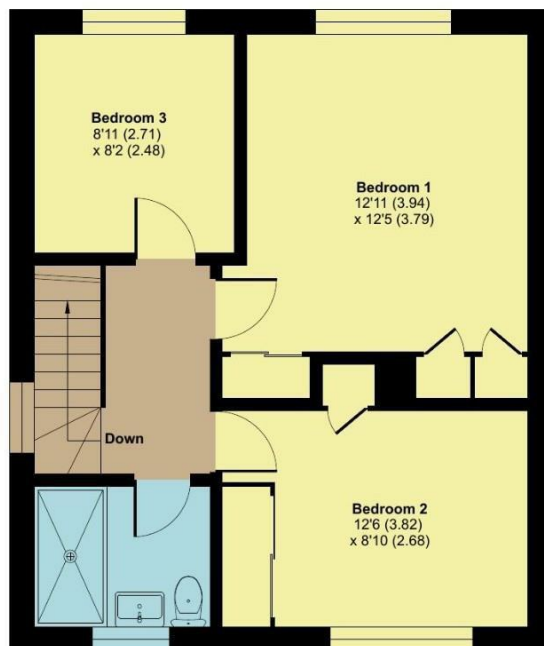


## Colley Crescent, Sheffield, S5

Approximate Area = 968 sq ft / 89.9 sq m  
For identification only - Not to scale

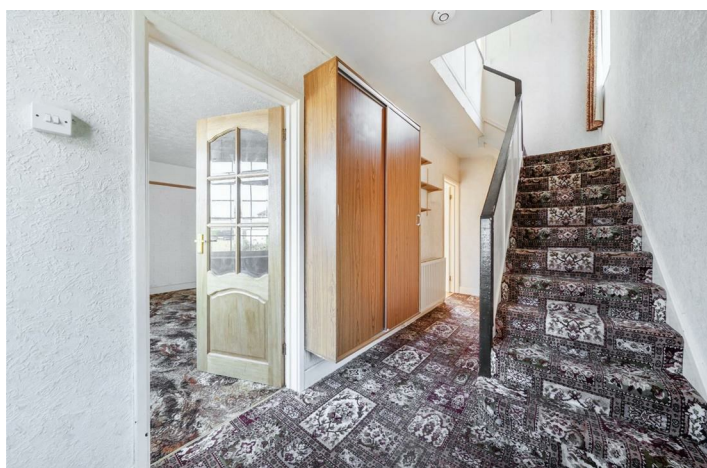


**GROUND FLOOR**  
APPROX FLOOR  
AREA 44.9 SQ M  
(484 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 44.9 SQ M  
(484 SQ FT)

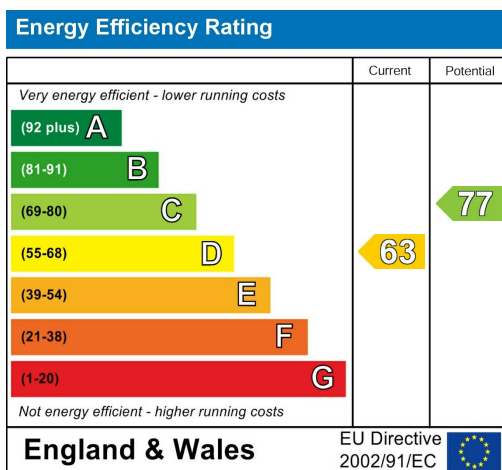
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Property Group. REF: 1500439







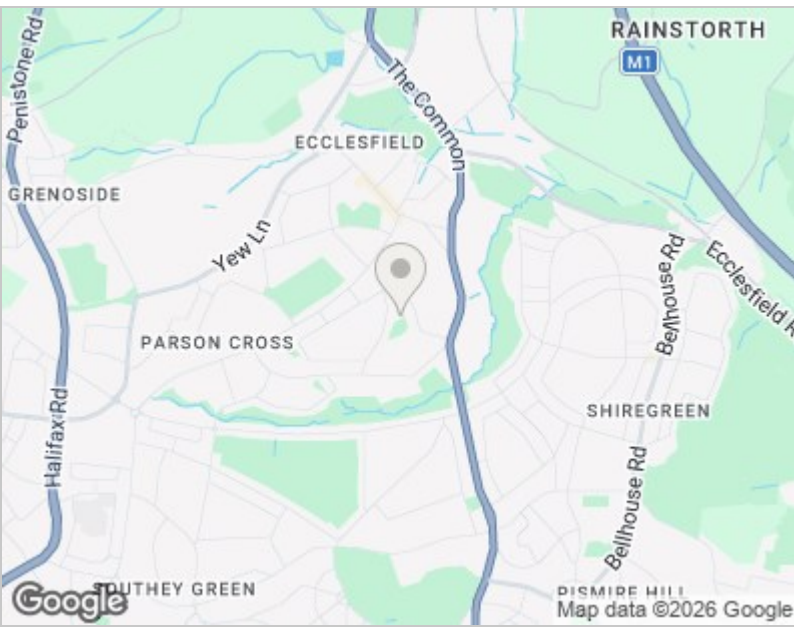
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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