



**Crag Hill Crescent Sheffield S5 9BH**  
**Guide Price £175,000**

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GUIDE PRICE £175,000-£180,000 \*\* FREEHOLD \*\* SOUTH-WEST FACING REAR GARDEN \*\*

Situated on this popular estate is this two double bedroom semi detached property which enjoys a landscaped rear garden and benefits from a driveway providing off-road parking for two/three cars, an upgraded kitchen, uPVC double glazing and gas central heating along with part of it's New Build Guarantee. The local schools are within walking distance as are the shops and amenities. A short drive away are the supermarkets, restaurants and pubs. Also close by is Colley park with a play ground and skate park. Transport links are ideal for commuters being so near the motorway links and also bus routes to Sheffield.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front door into entrance hall with access into the well proportioned lounge with a feature fireplace, which is the focal point of the room. A door then opens into the open plan kitchen/diner which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, housing and plumbing for a washing machine, dishwasher, space for a fridge freezer and the housed gas boiler. There is a downstairs WC/cloakroom and rear uPVC French doors opening onto the garden, providing a perfect extension for indoor/outdoor dining.

From the entrance hall, a staircase rises to the first floor landing with access into the insulated loft space, the two bedrooms and the bathroom. The principal bedroom is to the front aspect and has Solid Oak Hammonds fitted wardrobes. Double bedroom two overlooks the rear and again has a row of Hammonds fitted wardrobes. The bathroom has a three piece suite including large bath with shower overhead, WC and wash basin.

- TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
- WELL PRESENTED THROUGHOUT
- UPGRADED KITCHEN
- LANDSCAPED REAR GARDEN
- DOWNSTAIRS WC/CLOAKROOM
- THREE PIECE SUITE BATHROOM
- AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY
- CLOSE TO THE NORTHERN GENERAL HOSPITAL AND FOUR SCHOOLS FOR CHILDREN BETWEEN AGES 3 - 16
- LOCATED WITHIN THE POPULAR S5 POSTCODE
- EASY ACCESS TO SHEFFIELD CITY CENTRE & MOTORWAY NETWORKS





#### OUTSIDE

To the front of the property is a lawned garden. A driveway leads down the side of the property providing off-road parking for two/three cars. A gate opens to the fully enclosed south-west facing rear garden which includes an artificial lawn professionally laid by MyPad, Sheffield, a patio and garden shed.

#### LOCATION

Situated in a peaceful area of Sheffield, the property is within easy reach of local amenities, reputable schools, and scenic parks, making it a perfect home for families and professionals alike. As one of the UK's largest cities, Sheffield is a thriving centre of culture and commerce, with an impressive range of amenities that cater to every lifestyle. From a bustling arts scene to diverse shopping districts and an array of acclaimed restaurants, bars, and cafes, Sheffield has something for everyone. Nature lovers will appreciate the city's close proximity to the Peak District National Park, offering some of the UK's most stunning landscapes right on your doorstep. Sheffield itself is also celebrated as the UK's greenest city, with an abundance of parks and green spaces to explore.

#### MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

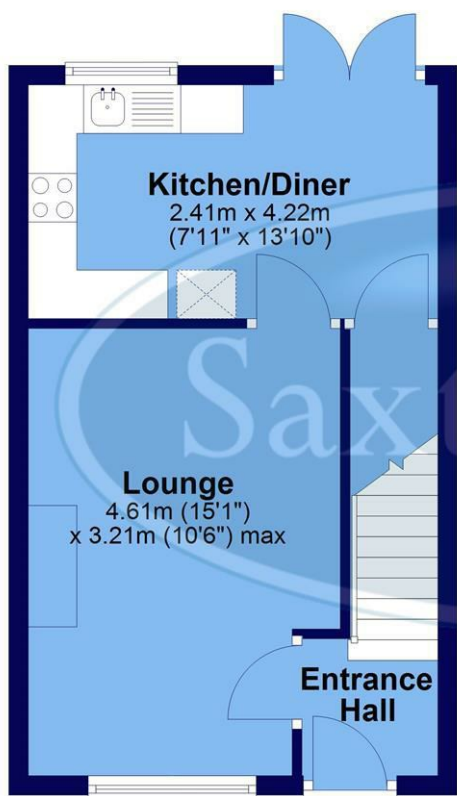
#### VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

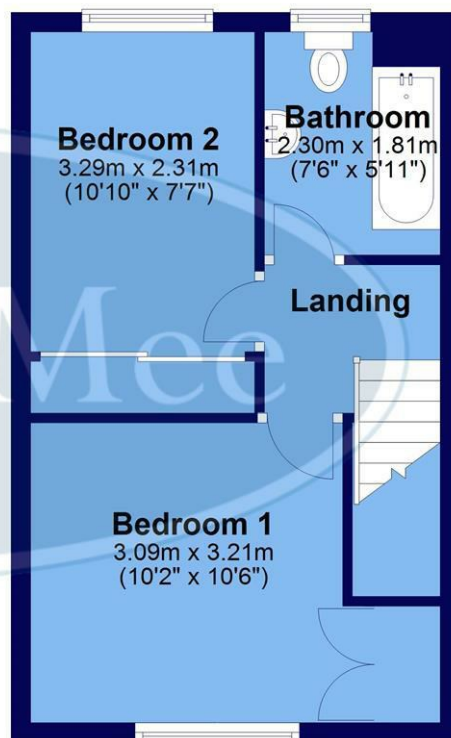
## Ground Floor

Approx. 30.0 sq. metres (322.9 sq. feet)



## First Floor

Approx. 30.0 sq. metres (322.9 sq. feet)



Total area: approx. 60.0 sq. metres (645.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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