







5 Rainbow Crescent

Sheffield • South Yorkshire • S12 4AZ

Guide Price £170,000 - £180,000

Situated on the popular residential development of Rainbow Crescent in S12 is this spacious brick-built three-bedroom semi-detached family home, offering private enclosed front and rear gardens, flexible open-plan living space and generously proportioned bedrooms throughout. Lovingly owned by the same family for over 50 years, the property now presents an excellent opportunity for a purchaser to modernise and personalise in places, creating a superb long-term family home in a well-connected residential location. A UPVC side entrance door opens into a useful porch area housing the condensing Potterton boiler, which in turn leads through to the welcoming entrance hallway with built-in cloakroom storage. To the front of the property is a bright and spacious living room featuring a large front-facing window allowing excellent natural light, panelled feature wall, fireplace and made-to-measure blinds. Open plan to the living room is a separate dining area, creating a versatile and sociable living space ideal for both family life and entertaining. The accommodation continues into the rear-facing fitted kitchen overlooking the garden, comprising contrasting worktops, tiled splashback, walk-in pantry, and space and plumbing for freestanding appliances. To the first floor, the landing provides access to a partially boarded loft space offering useful additional storage. There are two generously sized front-facing double bedrooms, both benefitting from built-in storage, whilst the principal bedroom also features full-length sliding wardrobes and houses the hot water tank. The third bedroom is a good-sized single room with built-in storage, ideally suited as a child's bedroom, nursery or home office. The bathroom is fitted with a modern white suite comprising corner shower cubicle, tiled walls and contrasting tiled flooring. Externally, the property enjoys fully enclosed and gated gardens to both the front and rear, offering excellent privacy and security. The low-maintenance front garden features established hedging, decorative slate chippings and attractive planted borders. To the rear is a paved patio seating area ideal for outdoor dining and entertaining, leading down to a lawned garden bordered by mature hedging and planting, together with a useful brick-built outhouse providing additional storage. Rainbow Crescent is positioned within the popular S12 district of Sheffield, particularly well suited to families and first-time buyers alike thanks to its excellent access to local amenities and transport links. Nearby Crystal Peaks, Beighton and Frecheville offer a wide range of shops, supermarkets and everyday conveniences, whilst excellent public transport and road links provide straightforward access into Sheffield city centre and surrounding areas. The property is also conveniently placed for nearby green spaces including Shire Brook Valley Local Nature Reserve, ideal for walking, cycling and outdoor recreation.





- Semi Detached Family Home
- 3 Bedrooms
- Modern Shower Room
- Open Plan Flexible Living / Dining
- Offering Excellent Potential

- No Onward Chain
- Gas Central Heating & Double Glazing
- Enclosed Front & Rear Gardens
- Freehold
- Council Tax Band A, EPC Rating C



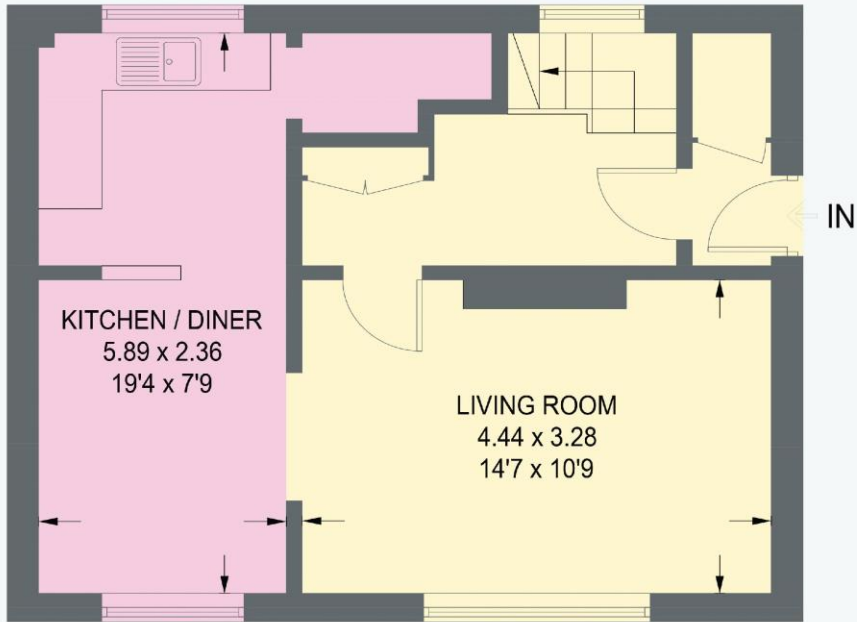


5 RAINBOW CRESCENT

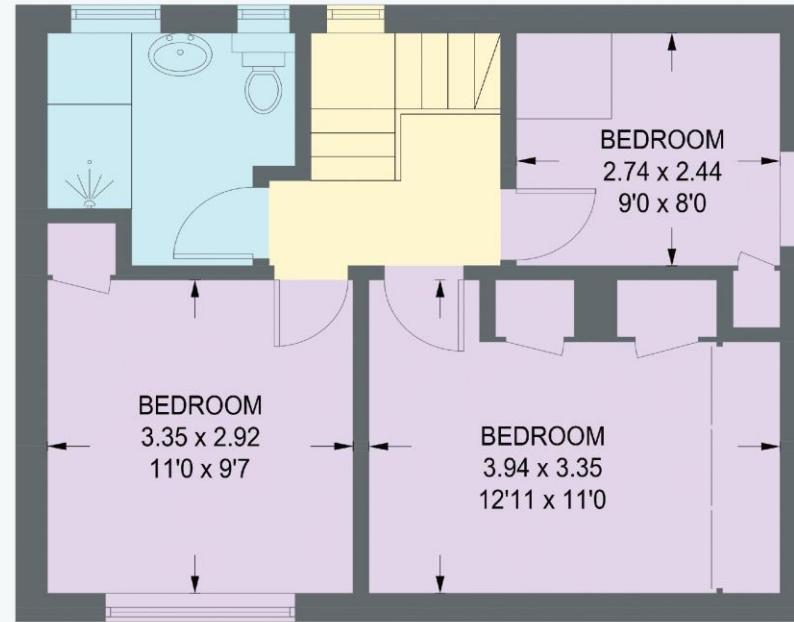
APPROXIMATE GROSS INTERNAL AREA = 82.1 SQ M / 883 SQ FT

STORE = 5.0 SQ M / 54 SQ FT

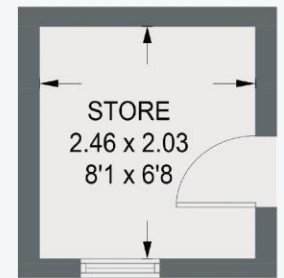
TOTAL = 87.1 SQ M / 937 SQ FT



GROUND FLOOR
41.1 SQ M / 442 SQ FT



FIRST FLOOR
41.0 SQ M / 441 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



haus

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