





56 Backmoor Crescent

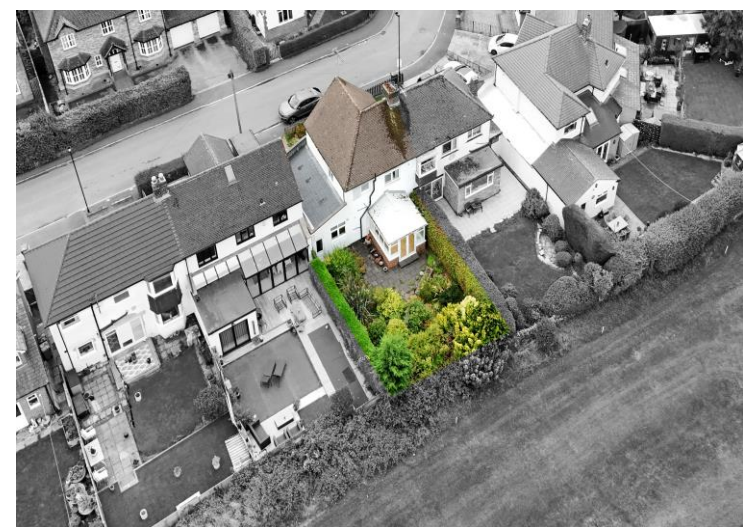
Norton • Sheffield • S8 8LA

Guide Price £325,000 - £340,000

A spacious three-bedroom semi-detached family home, occupying an enviable position with stunning views over the golf course to the rear. Requiring a degree of modernisation, the property offers fabulous potential for a new owner to develop, extend or reconfigure the accommodation, subject to any necessary planning and building regulations consent. The property benefits from two reception rooms, conservatory, three bedrooms, shower room, driveway, garage and a fully enclosed, established rear garden. The property opens into a welcoming entrance hallway, with a useful downstairs WC cleverly utilising the understairs space. There are two well-proportioned reception rooms, comprising a bay-fronted living room to the front and a separate rear dining room. Both rooms provide flexible accommodation and, subject to the necessary consent, could potentially be opened up to create a larger open-plan living and entertaining space. The dining room has sliding patio doors opening into the conservatory, while a further doorway leads through to the kitchen. The kitchen is fitted with a range of units providing generous storage, together with an integrated oven and gas hob and space for additional appliances. From the kitchen, a side porch provides access to the rear garden and also gives internal access to the garage. This area offers further potential to be incorporated into the living accommodation, subject to the relevant permissions. To the first floor are three bedrooms, comprising two generous double bedrooms and a smaller single bedroom. Both double bedrooms benefit from extensive full-length fitted wardrobe storage, while the rear-facing rooms enjoy stunning far-reaching views over the established garden and beyond across the golf course. The accommodation is completed by a modern, fully tiled shower room with a walk-in shower and heated towel rail. The first-floor landing benefits from a side window and provides access to the loft space. Externally, the property enjoys a front garden alongside a driveway providing off-road parking and leading to the integral garage. To the rear is a particularly attractive, private and secluded established garden, featuring mature planting, raised beds and a stone-paved patio area. The garden enjoys an enviable outlook, directly bordering the golf course and providing a wonderful backdrop and sense of space. Backmoor Crescent is situated within the popular S8 area of Sheffield, offering a convenient residential setting close to the amenities of Meadowhead, Woodseats and Chesterfield Road. The area provides a good selection of shops, supermarkets, cafés, restaurants and everyday facilities, together with well-regarded schools and excellent access to local bus and road networks. There are also numerous opportunities for outdoor recreation nearby, including Graves Park and surrounding green spaces, while the property's position overlooking the golf course provides a particularly attractive setting. Sheffield city centre and the wider South Yorkshire region are readily accessible, making this an appealing location for families and those seeking a balance of convenience, established residential surroundings and access to open space.



- Semi Detached Family Home
- 3 Bedrooms & Modern Shower Room
- Stunning Views Over Golf Course
- 2 Versatile Reception Rooms
- Garden Room
- Offering Fabulous Potential
- No Onward Chain
- Driveway & Garage
- Tenure TBC
- Council Tax Band C, EPC Rating D

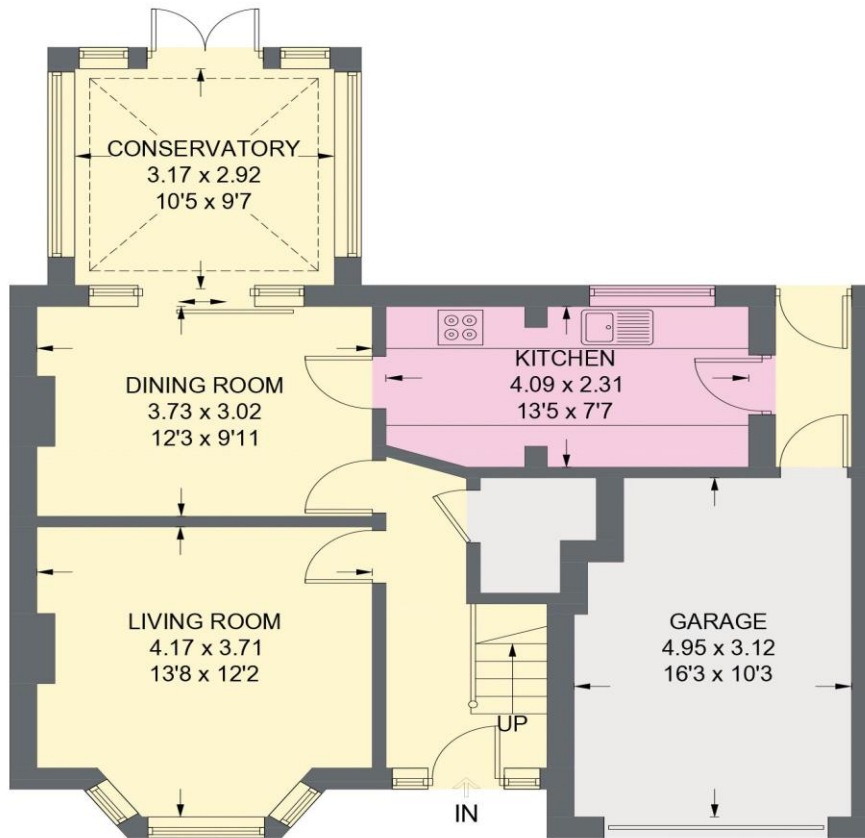


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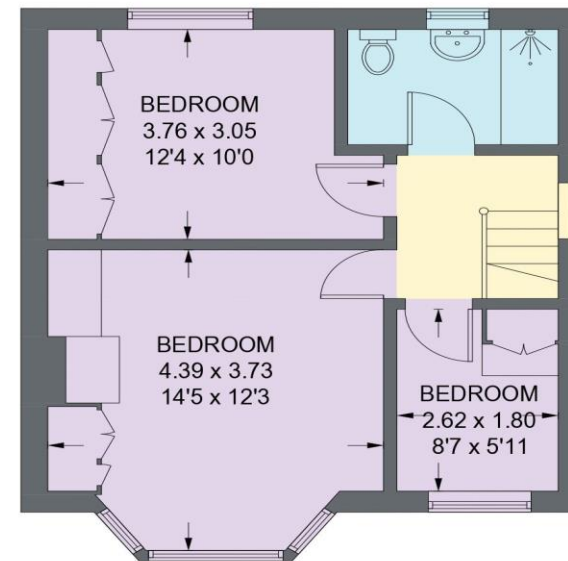
APPROXIMATE GROSS INTERNAL AREA = 97.2 SQ M / 1046 SQ FT

GARAGE = 14.2 SQ M / 152 SQ FT

TOTAL = 111.4 SQ M / 1198 SQ FT



GROUND FLOOR
57.8 SQ M / 622 SQ FT (EXCLUDING GARAGE)



FIRST FLOOR
39.4 SQ M / 424 SQ FT

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

(IDN/PP2/02/5)

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.