



31 BORROWDALE CRESCENT SHEFFIELD, S25 2TW

£240,000
FREEHOLD

Guide Price £240,000 - £250,000

This well-presented three-bedroom detached bungalow is situated on a generous plot amongst similar properties and is ready to move into, offering excellent opportunity for families, downsizers, or those seeking single-storey living in a convenient yet semi-rural location. Offered with no onward chain, the property benefits from easy access to the motorway network and falls within a desirable school catchment area, while open countryside nearby provides excellent walking opportunities. The accommodation comprises a welcoming entrance hall, a spacious lounge, and a fitted kitchen featuring a range of wall and base units with complementary work surfaces over. A bright conservatory overlooks the rear garden, creating an ideal additional reception space for relaxing or entertaining. There are three well-proportioned bedrooms, a family bathroom with separate shower cubicle, and an additional cloakroom for added convenience.

Externally, the property enjoys a driveway providing off-road parking, a garage, and well-maintained lawned gardens. To the rear is a composite patio area, perfect for outdoor dining and entertaining. Further benefits include a burglar alarm system. Early viewing is highly recommended

Sue Furniss

Powered by


JBS Estates

31 BORROWDALE CRESCENT

• Guide Price £240,000 - £250,000 • NO CHAIN • Close To Open Countryside • Driveway And Garage • Family Bathroom And Separate Cloakroom • Conservatory • Burglar Alarm • Convenient For The Motorway Network • Good Sized Three Bedroomed Detached Bungalow • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance Hall

Having a door to the side leading into the spacious entrance hall. Access to the loft space which is partially boarded through the middle, being insulated and having loft ladder and lighting. There is a useful storage cupboard and also a further cupboard that houses the combi boiler (which was last serviced on the 10th February 2026).

Lounge

A feature of the room is the Adam style fireplace with electric fire inset. There is a window overlooking the front and central heating radiator.

Kitchen

Having a comprehensive range of wall and base units with complimentary work surfaces. There is an electric hob with extractor above, double bowl stainless steel sink unit and door which leads onto the driveway. Fully tiled. Plumbing for automatic washing machine.

Conservatory

This light and airy conservatory overlooks the rear garden having a side door leading onto the composite patio area. Central heating radiator.

Bedroom One

With window overlooking the front, built in wardrobes and having a central heating radiator.

Bedroom Two

With patio doors leading into the conservatory and having a central heating radiator.

Bedroom Three

With window overlooking the rear and central heating radiator.

Family Bathroom

Having a full length shower cubicle, vanity wash hand basin and low flush WC. Fully tiled walls, window to the side elevation and heated towel rail.

Cloakroom

With vanity wash hand basin and low flush WC. Fully tiled. Window to the side elevation.

Outside

To the front of the property is a block paved driveway having off road parking for several vehicles. The driveway leads to the garage which has an up and over door. To the front there is a lawned area of garden and a path to the side of the property which leads to the rear garden. The rear garden can be accessed from both sides of the property. To the rear is a lawned area of garden having mature trees, plants and bushes and a composite decked area which is perfect for entertaining.

31 BORROWDALE CRESCENT





Sue
Furniss
^

31 BORROWDALE CRESCENT

ADDITIONAL INFORMATION

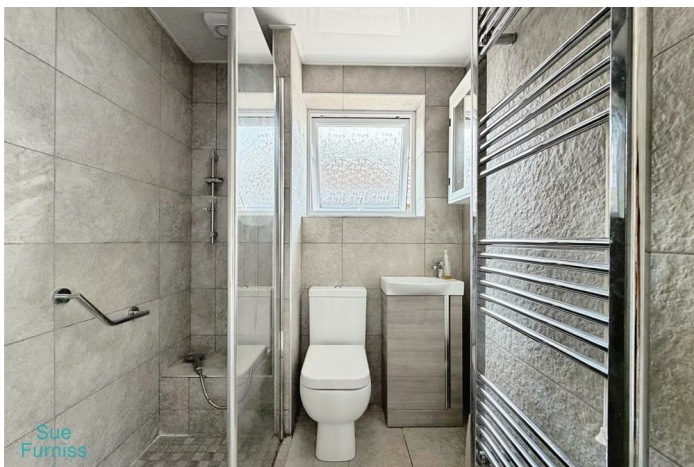
Local Authority – Rotherham

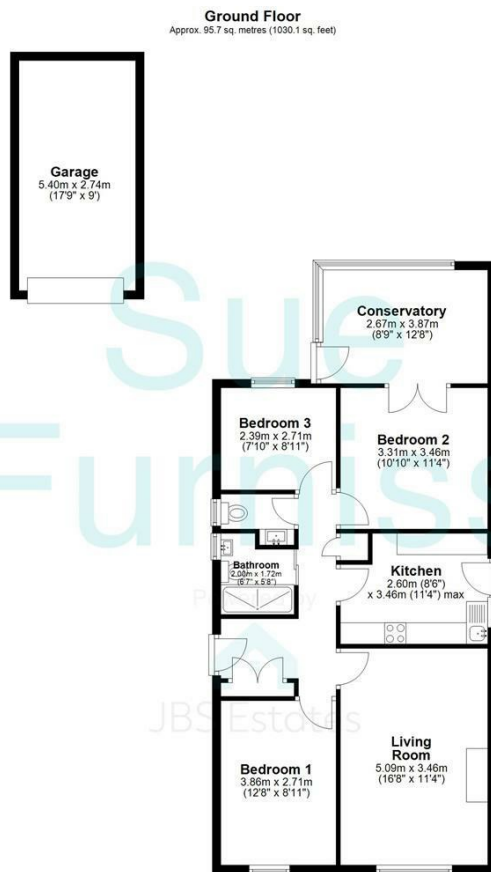
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1030.10 sq ft

Tenure – Freehold





Total area: approx. 95.7 sq. metres (1030.1 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sue Furniss JBS Estates
Six Oaks Grove
Retford
DN220RJ

01145506066
suefurniss@jbs-estates.com

Sue
Furniss

Powered by
JBS Estates