







## 25 Clifton Crescent

Sheffield • South Yorkshire • S9 4BD

Offers in the Region Of £200,000

Occupying a generous corner position, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, complemented by a gated driveway providing parking for multiple vehicles and well-proportioned gardens, ideal for modern family living. The property is entered via a welcoming hallway finished with stylish tiling in contemporary grey tones, creating a smart first impression. To the front is a cosy yet stylish living room, decorated in bold modern tones and centred around a feature fireplace, creating a calm and relaxing space to unwind. To the rear, the home opens into a spacious open-plan dining kitchen, designed as a flexible hub for everyday living and entertaining. There is ample space for a dining table, while French doors open directly onto the garden, allowing natural light to flow through the room. The kitchen is fitted with shaker-style units and wood-effect worktops, incorporating integrated appliances including an oven, gas hob, microwave, slimline dishwasher and fridge freezer, along with a central island providing additional storage and preparation space. Upstairs, the first floor offers three well-proportioned bedrooms. The main bedroom is a generous front-facing double featuring full-length sliding door wardrobes and warm pastel décor. A second rear double overlooks the garden, while the third bedroom provides flexibility as a single room, nursery or home office with built-in storage. The accommodation is completed by a three-piece bathroom fitted with a white suite including a corner shower enclosure, vinyl flooring and partial wall tiling. Externally, the property benefits from a generous gated driveway providing ample off-road parking for multiple vehicles, a front lawn, and a rear garden mainly laid to lawn with a brick outbuilding offering useful storage or potential to remove and create a larger outdoor space. The property is situated within a well-established residential area to the east of Sheffield, close to local shops, schools and everyday amenities. Excellent transport links are available via the nearby Sheffield Parkway, providing easy access to Sheffield City Centre and the M1 motorway, while Meadowhall Shopping Centre and rail connections from Darnall railway station are just a short distance away.





- Attractive Semi Detached House
- 3 Bedrooms & Modern Bathroom
- Spacious Open Plan Dining Kitchen
- Modern Kitchen & Bathroom
- Combination Boiler & Double Glazing

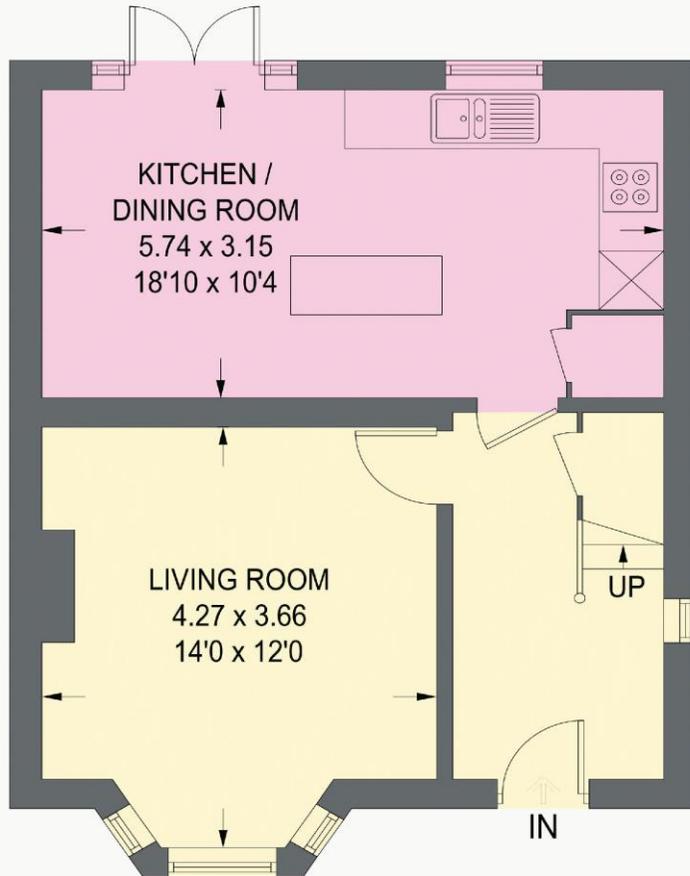
- Excellent Transport Links
- Enclosed Rear Garden
- Generous Gated Driveway
- Freehold
- Council Tax Band A, EPC Rating C



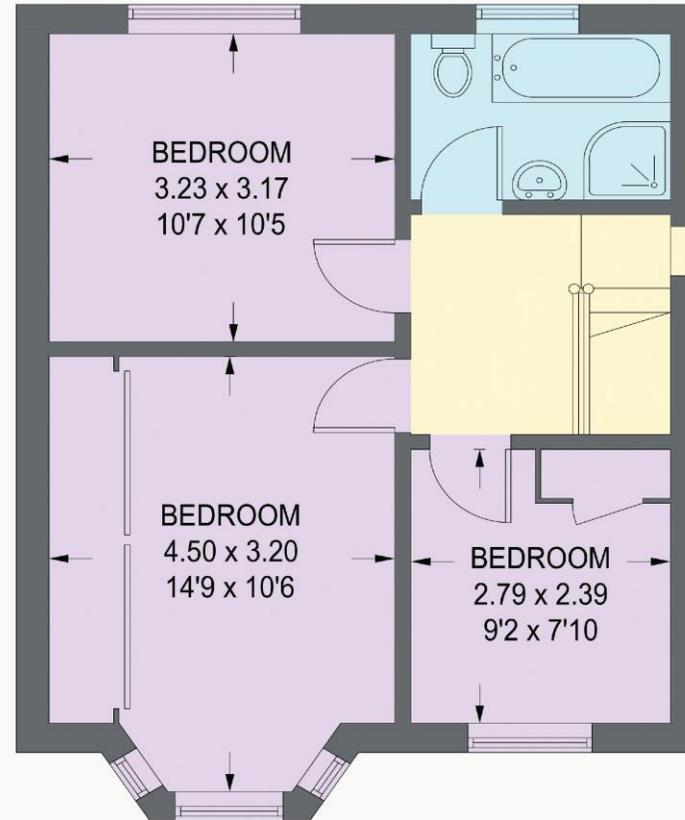


# 25 CLIFTON CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 83.6 SQ M / 900 SQ FT (EXCLUDING EXTERNAL STORAGE / WC)



**GROUND FLOOR**  
**42.0 SQ M / 452 SQ FT**



**FIRST FLOOR**  
**41.6 SQ M / 448 SQ FT**



**(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1281976)

