



88 SPRINGFIELD TERRACE, CRAMFIT ROAD SHEFFIELD, S25 4DY

£175,000
FREEHOLD

Guide Price £175,000 - £185,000

If you're looking for a charming cottage-style home full of character, this could be the perfect property for you. Boasting exposed ceiling beams in both the lounge and dining room, the home seamlessly blends traditional features with modern living. The recently fitted Shaker-style kitchen is well-equipped with integrated appliances, including a fridge freezer, dishwasher, washing machine, built-in microwave, oven, four-ring gas hob, and extractor hood. The contemporary bathroom has also been recently refurbished and features a stylish grey suite, vanity wash hand basin, and close-coupled WC. The property offers two spacious reception rooms, providing flexible living and entertaining space. To the front is an attractive courtyard, while the rear courtyard is the perfect spot to enjoy a morning coffee or relax on warm summer evenings. Beyond this, a gate leads to a private rear garden, mainly laid to lawn, offering an ideal space for families, children, or keen gardeners. The property also benefits from off-road parking to the rear. To the second floor are three generously sized bedrooms, making this an ideal home for growing families, professionals, or those needing additional workspace. Situated in the popular area of Dinnington, the property enjoys easy access to a wide range of local amenities, including supermarkets,

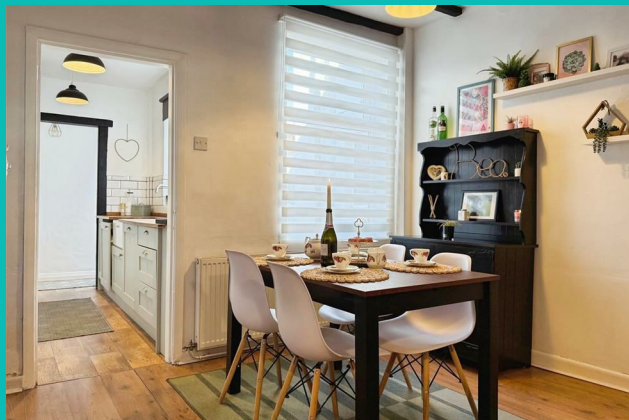
**Kendra
Jacob**

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88 SPRINGFIELD TERRACE,

- Guide Price £175,000 - £180,000 • Perfect For A First Time Buyer Or Family • Situated In This Popular Area • Close To Open Countryside • Newly Fitted Shaker Kitchen And Modern Bathroom • Parking To The Rear Of The Property • Three Bedrooms • Cosy Lounge With Feature Fireplace And Open Fire • Separate Dining Room • BOOK A VIEWING NOW - DO NOT MISS OUT



Lounge

A composite front door leads into the cosy lounge, having beams to the ceiling, feature fireplace with electric fire, bay window overlooking the front, dado rail, luxury vinyl flooring and central heating radiator.

Dining Room

With beams to the ceiling, window overlooking the rear courtyard, laminate flooring, central heating radiator and a door leads to the first floor accommodation. There is also a useful understairs storage cupboard.

Kitchen

A superb light grey shaker kitchen which has recently been fitted. Comprising of a range of wall and base units with wooden work surfaces over. There is a Belfast sink with mixer tap and window overlooking the side. Integrated appliances include fridge freezer built in dish washer and washing machine. There is a 4 ring gas hob with extractor above and built in electric oven and microwave.

Family Bathroom

Superb family bathroom briefly comprising of panelled bath with shower over and glass shower screen. There is a built in vanity unit having wash hand basin and close coupled WC. There is a window overlooking the rear and vertical radiator.

Rear Entrance Area

A door to the side leads onto the rear courtyard and gives access to the family bathroom and superb kitchen.

First Floor Landing

Stairs rise to the first floor landing.

Bedroom One

With window overlooking the front with views over open countryside and central heating radiator.

Bedroom Two

With window overlooking the rear, useful storage cupboard and central heating radiator.

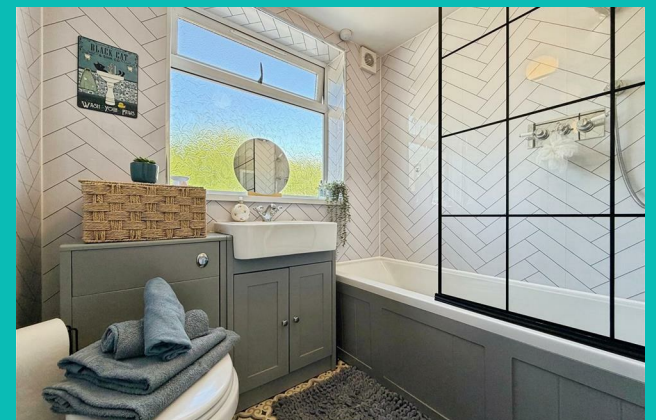
Office/Dressing Room

With window overlooking the rear and useful storage cupboard.

Outside

To the front of the property is a courtyard area which leads to the front door. To the rear is a courtyard area perfect for having a morning coffee or just relaxing. There is parking to the rear of the property and there is a gate which leads onto the private rear garden which is mainly laid to lawn.

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ADDITIONAL INFORMATION

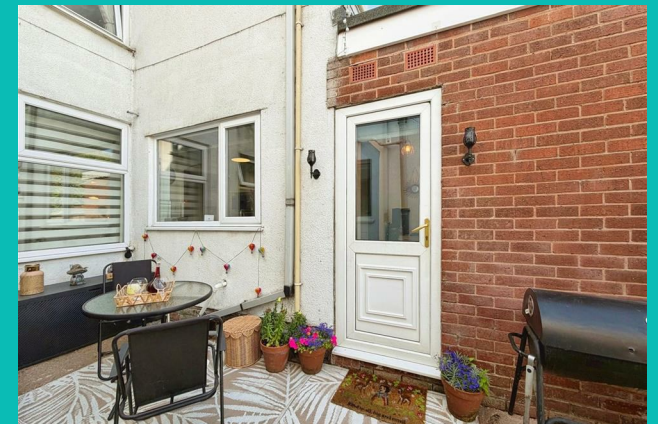
Local Authority – Rotherham Borough Council

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 892.00 sq ft

Tenure – Freehold



Ground Floor
Approx. 44.8 sq. metres (482.7 sq. feet)

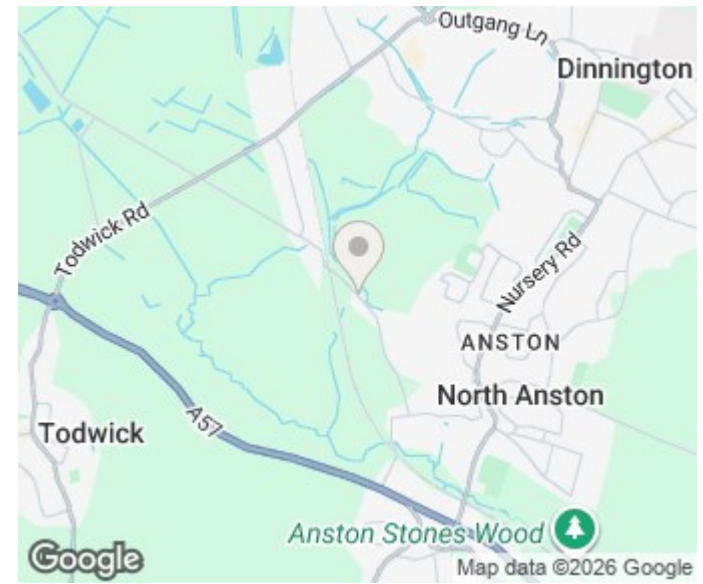


First Floor
Approx. 38.0 sq. metres (409.3 sq. feet)



Total area: approx. 82.9 sq. metres (892.0 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		
(69-80) C		
(55-68) D		
(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

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