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**Remington Road,
Parson Cross,
Sheffield,
S5 9AB**



A beautifully maintained 3-bed in the leafy north of Sheffield city centre: Remington Road.

This elegant home boasts modern fittings throughout and a generous rear garden perfect for family life.





Time to explore.

Remington Road lies in a favourable position north of the city centre in the community of Parson Cross. This grants you enviable access to a range of amenities locally and in neighbouring areas like Ecclesfield and Southey Green, including a broad variety of local shops and schools. Sheffield is renowned for its natural beauty, and Parson Cross is no exception. The beautiful Parson Cross Park, Longley Park, and Grenoside Woods are both within close range, meaning you are never far from a beautiful retreat into nature. Its proximity to Halifax Road a wide variety of available bus services, and generous off-road parking mean you can travel anywhere in the city with ease, making this an ideal home for families and commuters.



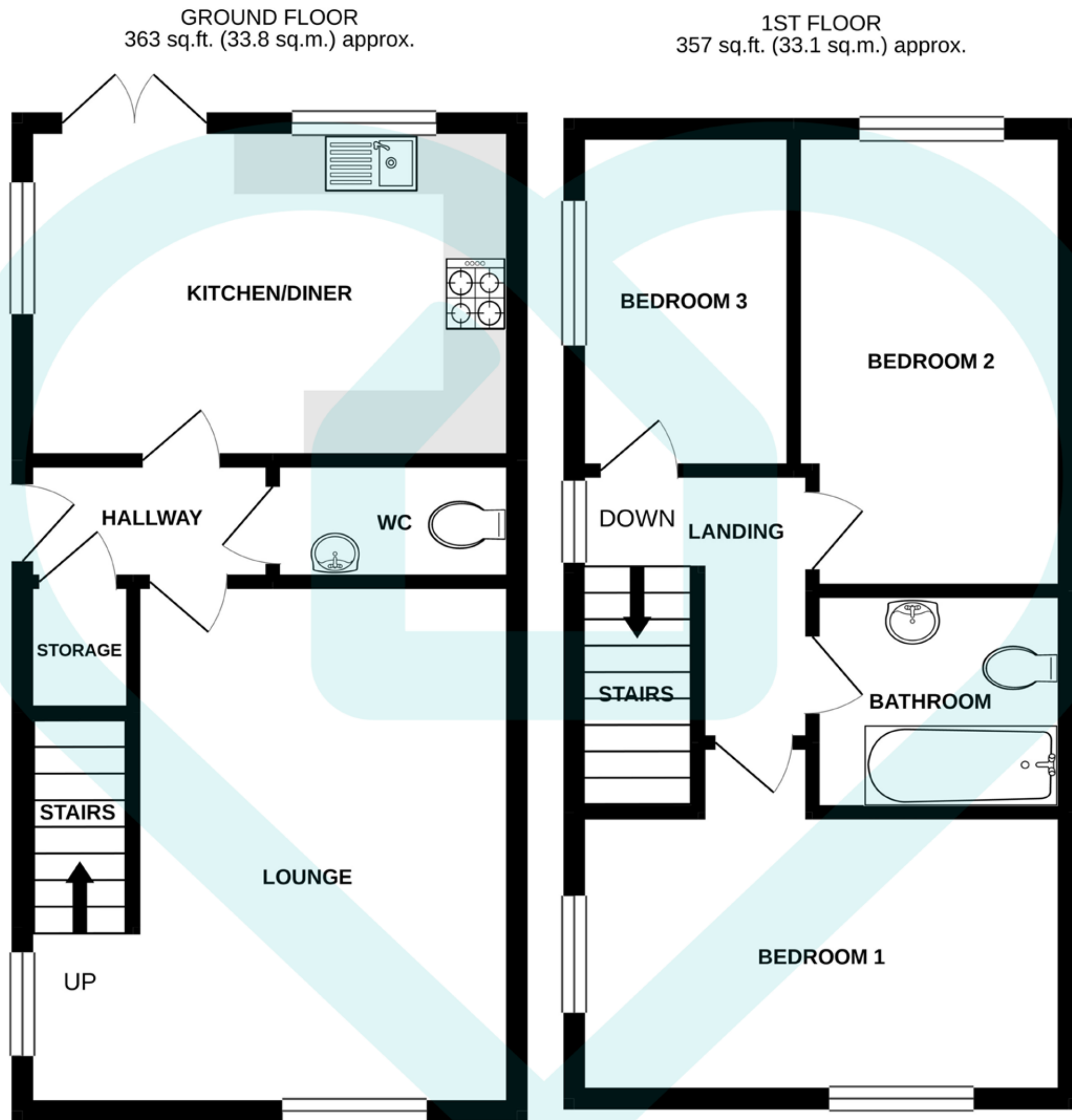
Step inside your new home.

Remington Road opens into bright hallway with a practical WC straight ahead and under-the-stairs storage. To the left of the hall is an impressive kitchen/diner with exquisite décor and modern fittings. The kitchen is a great size with sleek units, ample storage and worktop space for meal prep, and plenty of room for appliances and utilities. The other end of the room leaves plenty of space for a large dining set, making this a fabulous space for sharing meals with family or friends. French doors open out into the garden, an excellent size featuring extensive wooden decking perfect for outdoor dining, an attractive lawn great for children, and even handy storage to the rear. To the right of the hall is a vast living room with stunning dual aspect and stairs leading to the first floor. This is a versatile space with stunning neutral décor, elegant wooden flooring, and abundant space for comfy seating, making this a fantastic social hub of the home. Upstairs are three bedrooms and the family bathroom. Bedrooms 1 and 2 are a great size with immaculate décor and room for a double bed. Bedroom 1 is particularly impressive, enjoying the same picturesque dual aspect windows of the living room below it. Bedroom 3 is a generous single with spotless décor that would make a fantastic nursery, dressing room, or home office. The full bathroom finishes the floorplan, consisting of a pristine 3-piece suite with a practical shower over the bath and even space for bathroom storage.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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