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morfitt**smith**

Remington Avenue,
Parson Cross,
Sheffield,
S5 9PA



A delightful 3-bed located in the leafy community of Parson Cross: Remington Avenue.

This gorgeous home enjoys stunning interiors and practical off-road parking, making it the perfect choice for young professionals.





Time to explore.

Remington Avenue is situated in the charming community of Parson Cross in North Sheffield. This area boasts excellent accessibility thanks to its proximity to Halifax Road. There are also reliable bus services throughout the local area, making this a great base of operations for anyone looking to explore the Steel City. Green spaces are in no short supply in and around Parson Cross, giving you a dependable retreat into nature whenever you like. These include the stunning Parson Cross Park, Longley Park, and the nearby Grenoside Woods. With a practical driveway to the front of the property, Remington Avenue would make an ideal home for commuting professionals.

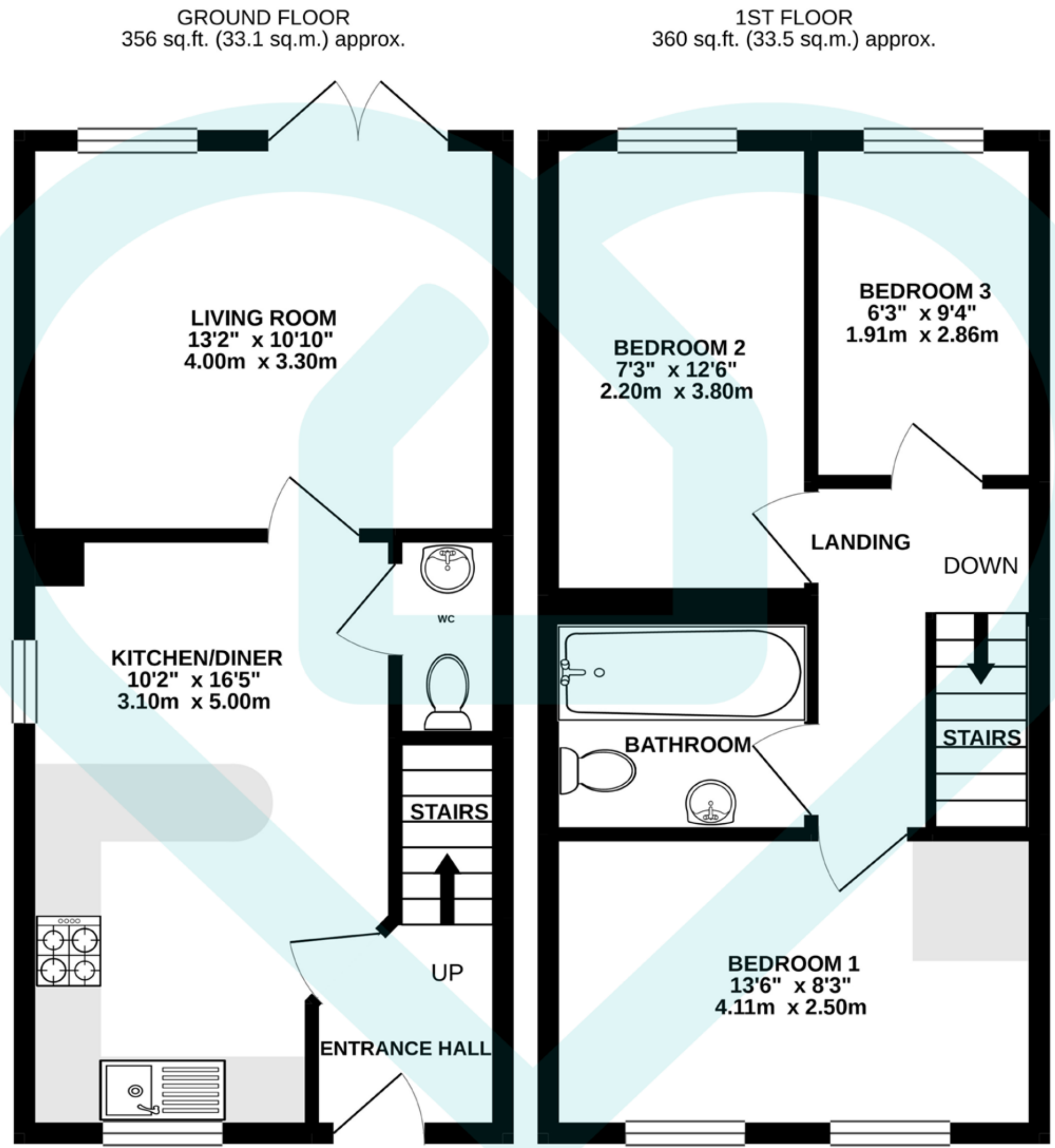
Step inside your new home.

Remington Avenue is a gorgeous home ideally suited to young professionals. The property opens into a bright entrance hall with stairs leading to the first floor. To the left you enter the stunning kitchen/diner. This room is beautifully decorated with modern fixtures and appliances throughout. The kitchen is a great size with ample room for white goods. There is also ample space beyond the kitchen area for a generous dining set, making this a fantastic social space for eating meals. A practical WC leads off from this space. To the rear of the property is the large living room spanning the full width of the home. This is immaculately finished with a wealth of space for comfy seating and French doors opening out into the rear garden. The garden is a lovely green environment, comprising a lawn, patio space, and gravel courtyard. There is abundant space for outdoor seating and a barbecue, and even convenient external storage. Upstairs you will find three bedrooms and the family bathroom. Bedroom 1 is a fantastic design with two bright windows and plenty of space for storage solutions and a double bed. Bedrooms 2 and 3 are generous singles, both beautifully maintained, either of which would make a fantastic home office, dressing room, or an impeccable guest room. The full bathroom features a modern 3-piece suite with pristine fittings, room for bathroom storage, and even a handy showerhead over the bath.









TOTAL FLOOR AREA : 716 sq.ft. (66.6 sq.m.) approx.

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		95 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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