



**25 Seaton Crescent, Sheffield**  
**£190,000**





## 25 Seaton Crescent

Sheffield, Sheffield

Fully refurbished three bedroom end terrace with new kitchen, bathroom, decor, boiler, wiring, garage and no onward chain. Modern, versatile, and ready to move in. Book your viewing online. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FULLY REFURBISHED THROUGHOUT AND CONVERTED TO A THREE BEDROOM HOUSE
- BRAND NEW KITCHEN
- BRAND NEW BATHROOM
- BRAND NEW DECOR AND FLOORING THROUGHOUT
- SECURITY ALARM, NEW BOILER , NEW WIRING, NEW PLASTER
- OPEN PLAN LIVING
- DETACHED GARAGE AND GENEROUS GARDENS TO THREE SIDES ON CORNER PLOT
- NO CHAIN READY TO MOVE INTO
- BOOK VIEWINGS ONLINE



### **Hallway**

The entrance door leads you into the hallway with its modern decor and an understairs room which houses the boiler , a great place to store your Hoover etc

### **Lounge**

12' 4" x 12' 2" (3.76m x 3.71m)

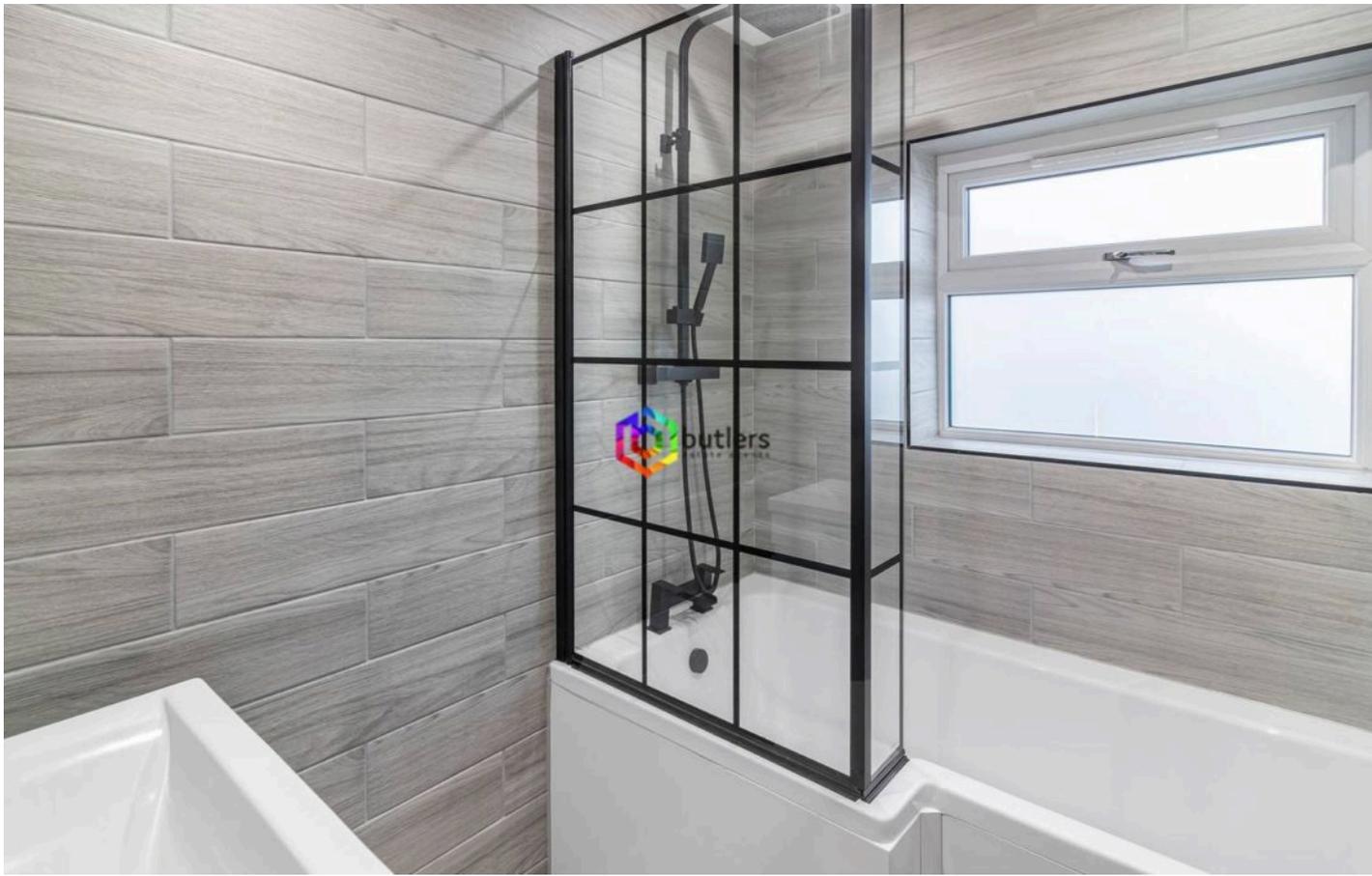
The lounge is such a lovely space to relax in with a window to the front the room has been decorated in modern colours and the space is ready to install the TV. The room is open plan to the dining area.

### **Kitchen/Diner**

6' 4" x 18' 8" (1.92m x 5.68m)

You will love this kitchen/dining space with its brand new modern blue kitchen with integrated oven, hob and extractor. There are spaces for two under counter appliances and the modern sink sits beneath the window overlooking the rear garden. Being open plan the space flows seamlessly to the dining area situated in front of the twin UPVC doors, plenty of room for a table and chair set for family times or entertaining.



**Bedroom 1**

12' 8" x 9' 3" (3.87m x 2.83m)

This double bedroom is to the rear of the property and has modern decor.

**Bedroom 2**

9' 5" x 5' 2" (2.87m x 1.57m)

A single bedroom to the front of the house.

**Bedroom 3**

7' 0" x 6' 2" (2.14m x 1.88m)

This single bedroom could be used as a nursery or an office and has a front facing window

**Bathroom**

5' 6" x 6' 5" (1.68m x 1.95m)

The bathroom is all brand new with its grey walls, white bath with modern black Georgian glazed shower screen and black taps plus shower. There is a modern rectangular sink on a vanity unit and a window to the rear.

**Wc**

The WC stands on alone just off the landing and has a modern white WC and a white wash hand basin on a vanity. There is a window to the side.





## **GARDEN**

This corner plot provides an abundance of outside space allowing you to park vehicles, enjoy gardening, enjoying family play time or entertaining guests.

## **GARAGE**

Single Garage

Detached single garage providing further storage or cover for one vehicle.

## **DRIVEWAY**

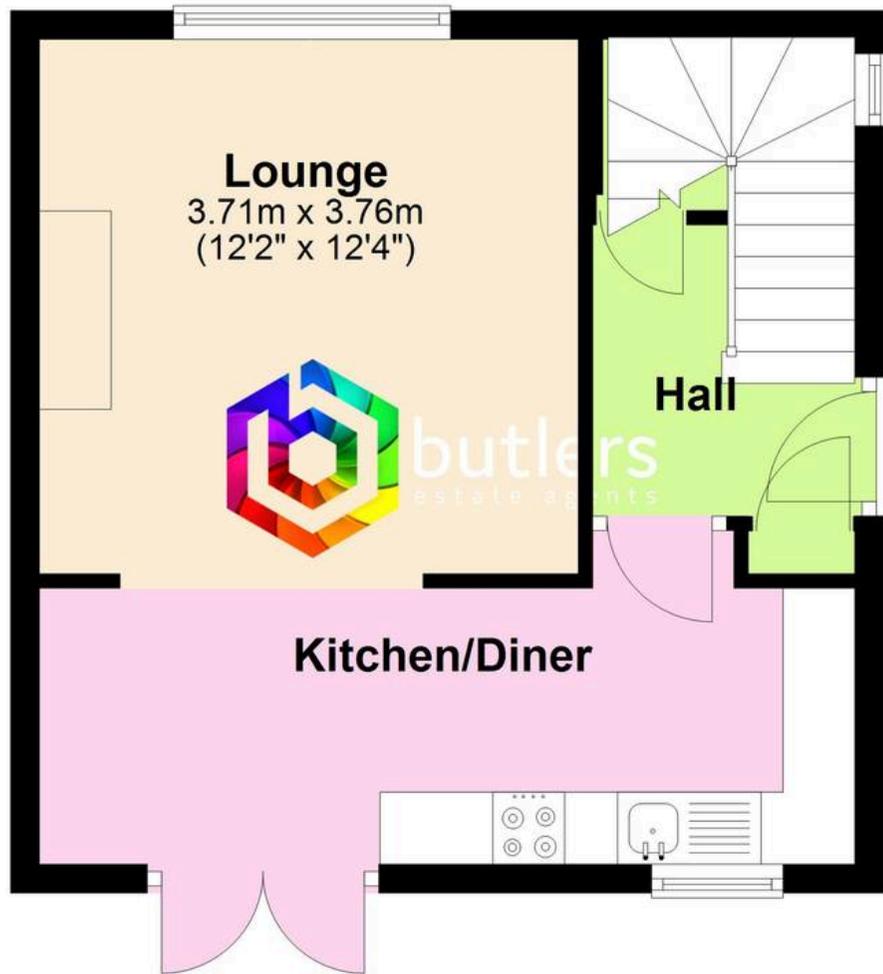
3 Parking Spaces

Parking for at least three vehicles on the hardstanding areas of the corner garden plot.



## Ground Floor

Approx. 32.6 sq. metres (350.5 sq. feet)



## First Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



Total area: approx. 65.3 sq. metres (703.1 sq. feet)



## Butlers Estate Agents

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