

## Basegreen Crescent, Basegreen, Sheffield

CHAIN FREE!! Call our sales team to arrange your viewing on this spacious three bedroom semi-detached property boasting masses of potential. Situated on a generous sized plot with ample off road parking, large rear garden and garage. The property is well positioned for fantastic local amenities and road links to the M1 Motorway and Sheffield City Centre. With transport links close by, this property is ideal for a first time buyer or small families!

## Asking Price Of £145,000

- CHAIN FREE!
- THREE BEDROOMS
- SEMI-DETACHED
- OPEN PLAN KITCHEN/DINER
- OFF ROAD PARKING AND DETACHED GARAGE





## Property Description

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### HALLWAY

Enter through uPVC door into hallway with painted walls and wood flooring. Radiator, stair rise to first floor landing and door to lounge.

### LOUNGE

12' 3" x 10' 0" (3.74m x 3.07m)

A bright and spacious lounge with wallpapered walls and carpet flooring. Two radiators, large bay window and door to kitchen/diner.





#### KITCHEN/DINER

Fitted with units in alcove, worktops and sink with drainer. Radiator, ceiling spot lighting and ceiling strip lighting. Obscure glass window and two windows to the rear. Part laminate, part tiled effect flooring and uPVC door to garden.

#### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and obscure glass window. Doors to three bedrooms, shower room and access to loft.

#### BEDROOM 1

9' 4" x 10' 1" (2.85m x 3.08m)

A bright double bedroom with feature wallpapered wall. Ceiling light, radiator and large bay window to the front.

#### BEDROOM 2

7' 9" x 10' 2" (2.37m x 3.11m)

A second rear facing double bedroom with neutral decor, carpet flooring and fitted wardrobe. Ceiling light and window.

#### BEDROOM 3

5' 11" x 7' 2" (1.81m x 2.20m)

A single bedroom with carpet flooring, wallpapered walls and fitted cupboard. Ceiling light and window to the front.



#### SHOWER ROOM

5' 11" x 4' 11" (1.81m x 1.51m)

Comprising of corner shower cubicle with over head, electric shower. Vanity unit with wash basin and back to the wall WC. Spot lighting, radiator and obscure glass window. Fully tiled walls and vinyl flooring.



#### OUTSIDE

To the front of the property is a paved area, shrubbery and driveway with off road parking leading to detached garage. To the rear of the property is a patio and large extended lawn. Greenhouse and mature shrubs.

#### PROPERTY DETAILS

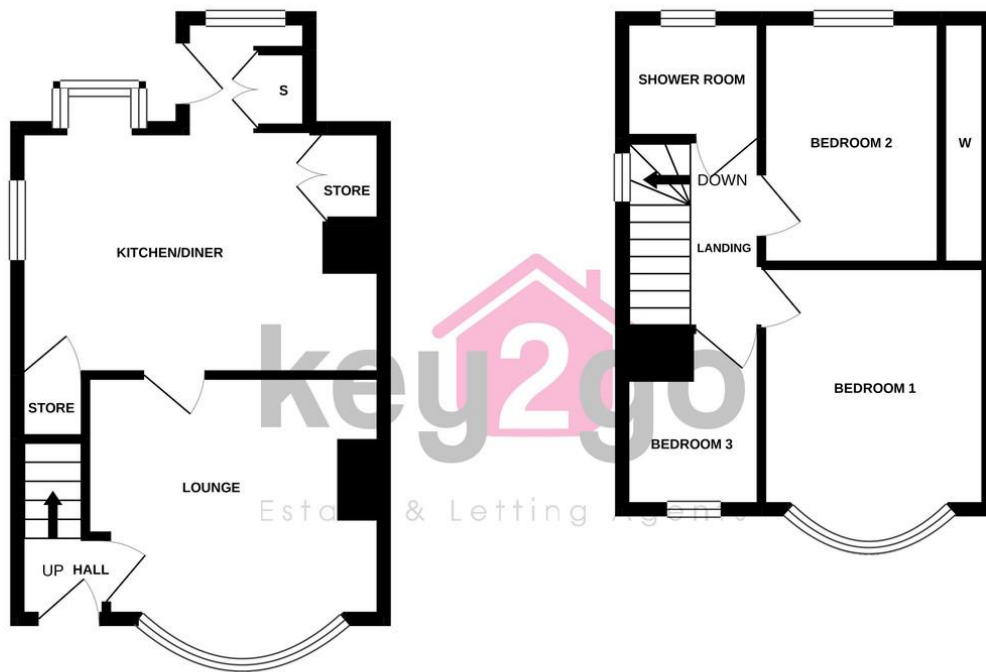
- LEASEHOLD
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- GAS COMBI BOILER



## Basegreen Crescent, Basegreen, Sheffield

GROUND FLOOR  
335 sq.ft. (31.2 sq.m.) approx.

1ST FLOOR  
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Tenure

Leasehold

### Council Tax Band

B

### Viewing Arrangements

Strictly by appointment

### Contact Details

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## EPC TO BE CONFIRMED

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

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