



Key

1. Building Plot
2. Driveway
3. Plot 1A
4. Plot 1B
5. Site Boundary

Area (square)

- Plot 1 - 1st Den (approx 1.0 sqm)
 Plot 2 - 1st Den (approx 1.0 sqm)
 Plot 3 - 1st Den (approx 1.0 sqm)
 Plot 4 - 1st Den (approx 1.0 sqm)
 Plot 5 - 1st Den (approx 1.0 sqm)

2017/18 (SAC) 21 Site Plan As Proposed
 20 Firth Park Crescent, Sheffield S5 6HE (SAC)
 1st and 2nd Floors - October 2017

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 5. 0123456789



30 Firth Park Crescent, Firth Park, Sheffield, S5 6HE
 Price guide £400,000 to £450,000

30 Firth Park Crescent

Firth Park

Price guide £400,000 to £450,000

PRICE GUIDE £400,000-£450,000 ** FABULOUS POTENTIAL ** VIEWING ADVISED ** PRE-APPLICATION PLANNING PERMISSION FOR FIVE ADDITIONAL DWELLINGS ** A rare and exciting opportunity has arisen to acquire this hidden gem located in this private location. Situated in fully enclosed, substantial grounds is this double bay fronted, five bedroom, three reception room detached property. Benefiting from ample off road parking, double garages and gas central heating. Boasting high ceilings and many original features the living accommodation briefly comprises: an entrance door leads into the entrance hall. Access to two cellar compartments. Two well proportioned sitting rooms to the front both benefiting from large bay windows filling the rooms with natural light, feature fireplaces being the focal points of the rooms. Dining room.

- FANTASTIC OPPORTUNITY
- PRIVATE LOCATION
- HUGE POTENTIAL WITH PRE-APPLICATION PLANNING
- FIVE BEDROOMS
- SPACIOUS ACCOMMODATION





Separate modern and contemporary, recently fitted kitchen having a range of wall, bay and drawer units, integrated electric oven, microwave, housing and plumbing for a washing machine, rear stable entrance door. First floor: three excellent size double bedrooms and a bathroom. Separate WC. Second floor: two further double bedrooms.

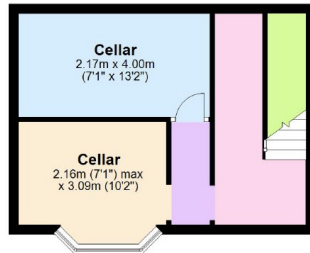
Outside: Situated in approximately 1/2 acre of land including the buildings. Large double gates open on the driveway with ample off road parking. Double garages to the rear. Old brick built shelter/outbuilding. Shed. Lawn gardens with an abundance of plants and shrubs.

Pre-Application Planning Permission for five additional dwellings. Awaiting EPC.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Basement

Approx. 26.9 sq. metres (289.2 sq. feet)



First Floor

Approx. 64.3 sq. metres (691.8 sq. feet)



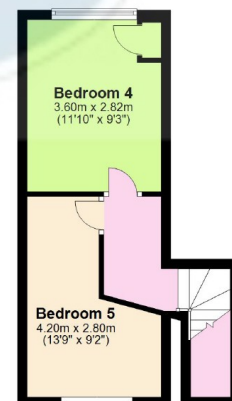
Ground Floor

Approx. 95.6 sq. metres (1029.2 sq. feet)



Second Floor

Approx. 25.0 sq. metres (269.1 sq. feet)



Total area: approx. 211.8 sq. metres (2279.4 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate. Plan produced using PlanUp.

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