Saxton Mee







Falstaff Crescent Sheffield S5 8DW
Price £185,000

St Luke's Sheffield's Hospice

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Situated on the popular Falstaff Crescent, this attractive, recently constructed two double bedroom semi-detached property offers stylish, well-appointed accommodation, ideal for first-time buyers, young professionals or those looking to downsize. The property benefits from a landscaped rear garden, a driveway providing off-road parking, uPVC double glazing and gas central heating throughout. Conveniently positioned within easy reach of a variety of local shops, schools and everyday amenities, the property also enjoys access to public transport links.

The accommodation is accessed via a composite entrance door, opening into an entrance hallway. To the front elevation is a comfortable lounge, providing an ideal space for relaxation. To the rear of the property is a modern open-plan kitchen/diner, which is fitted with a range of units, complemented by contrasting work surfaces incorporating a sink and drainer. A range of integrated appliances includes an electric oven, four-ring hob with extractor hood above, dishwasher, washing machine, fridge and freezer. The gas central heating boiler is also neatly housed within the kitchen units. The dining area provides space for a table and chairs, whilst a good sized understairs storage cupboard offers additional storage. A uPVC rear entrance door, complete with fitted blinds, provides direct access to the landscaped rear garden. Completing the ground floor is a convenient downstairs WC/utility room, which also provides space for a tumble dryer.



To the first floor are two double bedrooms, and a a modern family bathroom. The principal bedroom is a spacious double room, benefiting from fitted wardrobes which provide practical storage. The second double bedroom is positioned to the rear of the property. The family bathroom is fitted with a white three three-piece suite comprising a bath with overhead shower, wash basin and WC.

The first-floor landing also has a useful storage cupboard complete with fitted shelving.

- MODERN TWO DOUBLE BEDROOM SEMI-DETACHED HOME
- WELL PRESENTED THROUGHOUT
- FRONT-FACING LOUNGE
- CONTEMPORARY OPEN-PLAN KITCHEN/DINER
- COMPREHENSIVE RANGE OF INTEGRATED APPLIANCES
- CONVENIENT GROUND FLOOR WC/UTILITY ROOM
- PRINCIPAL BEDROOM WITH FITTED WARDROBES
- MODERN THREE-PIECE FAMILY BATHROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING













OUTSIDE
Externally, the property benefits from a driveway to the side, providing off-road parking for approximately two to three vehicles, together with a front garden area. To the rear is an attractive, landscaped garden, featuring a stone-paved patio area, a well-maintained lawn and planted borders. Garden shed.

LOCATION
Falstaff Road is situated in an established residential area of Sheffield, approximately 4–5 miles north of Sheffield city centre. The location benefits from access to a range of everyday amenities, including local shops, supermarkets, schools, healthcare facilities and recreational spaces within the wider Sheffield S5 area. Public transport services operate throughout the surrounding area, providing connections to Sheffield city centre and neighbouring districts. Road links offer access to the A61 and other principal routes, connecting the area with Sheffield's wider road network and the M1 motorway.

MATERIAL INFORMATION
Tenure: Leasehold 236 years remining. Ground Rent £336.00 per annum. Estate Charge £280.00 - to be confirmed.
Council Tax Band: A

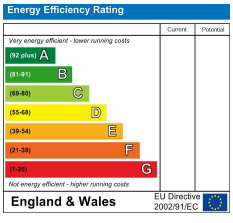
VALUER
Greg Ashmore MNAEA

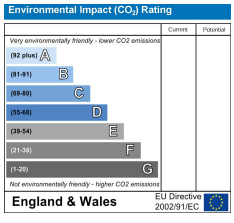
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Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

www.saxtonmee.co.uk





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