

Marketing Preview



41 Handsworth Crescent, Sheffield, S9 4BN

£195,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this modern and ready-to-move-into property, perfect for first-time buyers. Offering stylish open-plan living to the ground floor, a contemporary kitchen and bathroom, and a generously sized enclosed rear garden. Benefiting from a double driveway providing off-road parking and situated in a popular residential area with excellent road links to Crystal Peaks, Sheffield City Centre, and local amenities.

SUMMARY

A fantastic opportunity to purchase this modern and ready-to-move-into property, perfect for first-time buyers. Offering stylish open-plan living to the ground floor, a contemporary kitchen and bathroom, and a generously sized enclosed rear garden. Benefiting from a double driveway providing off-road parking and situated in a popular residential area with excellent road links to Crystal Peaks, Sheffield City Centre, and local amenities.

Enter into the useful entrance hallway with stairs rising to the first floor and a door leading to the bright and spacious lounge. The lounge benefits from a bay window to the front and is open plan to the kitchen/diner, creating an ideal space for modern living. The contemporary kitchen is fitted with a range of stylish wall and base units and enjoys patio doors opening onto the enclosed rear garden.

Stairs rise to the first-floor landing with doors leading to the three bedrooms and family bathroom. Bedroom One is a generously sized double bedroom with a window to the front. Bedroom Two is a double bedroom with a window overlooking the rear. Bedroom Three is a single bedroom with a rear-facing window, making it ideal as a nursery or home office. The property also benefits from a modern family bathroom.

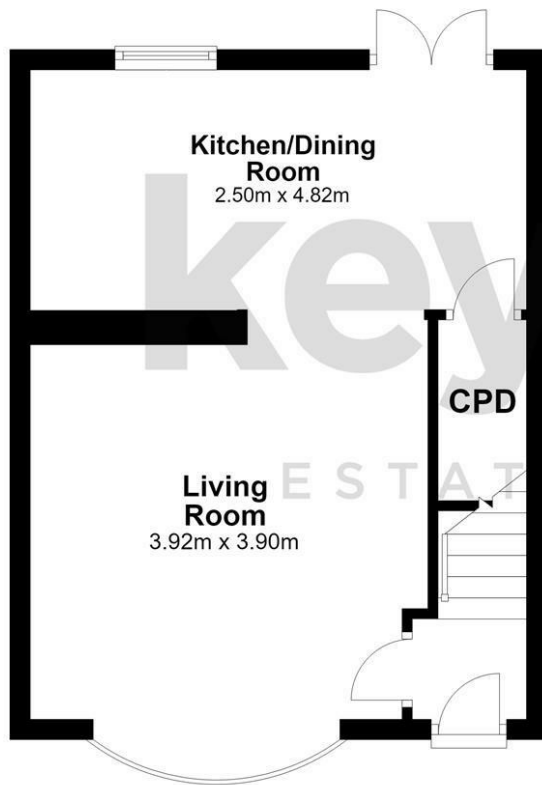
To the front of the property is a double driveway providing off-road parking. The rear garden is generously sized, private, and enclosed, featuring a patio area and lawn, creating an ideal space for outdoor entertaining and family enjoyment.

PROPERTY DETAILS

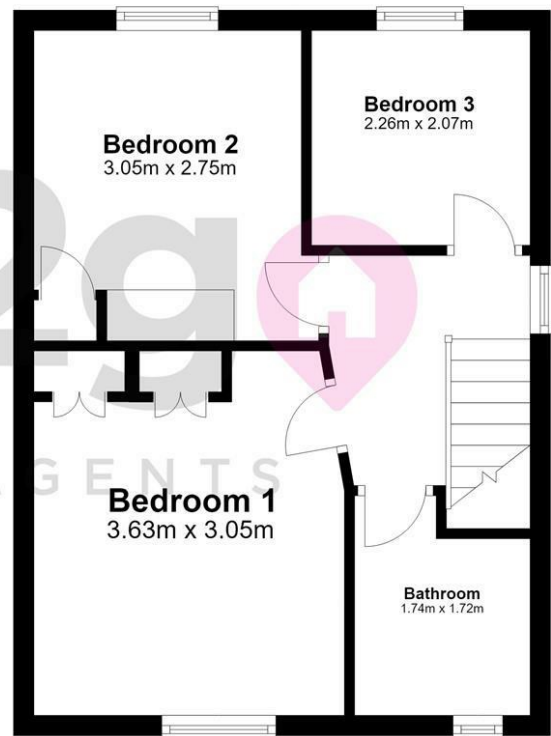
- LEASEHOLD, 710 YEARS REMAINING, £3.10PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor

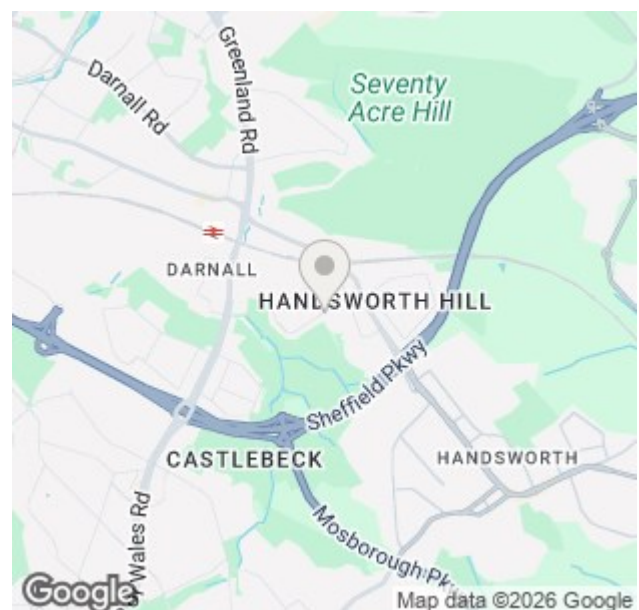


First Floor



Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		90	
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC 		



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