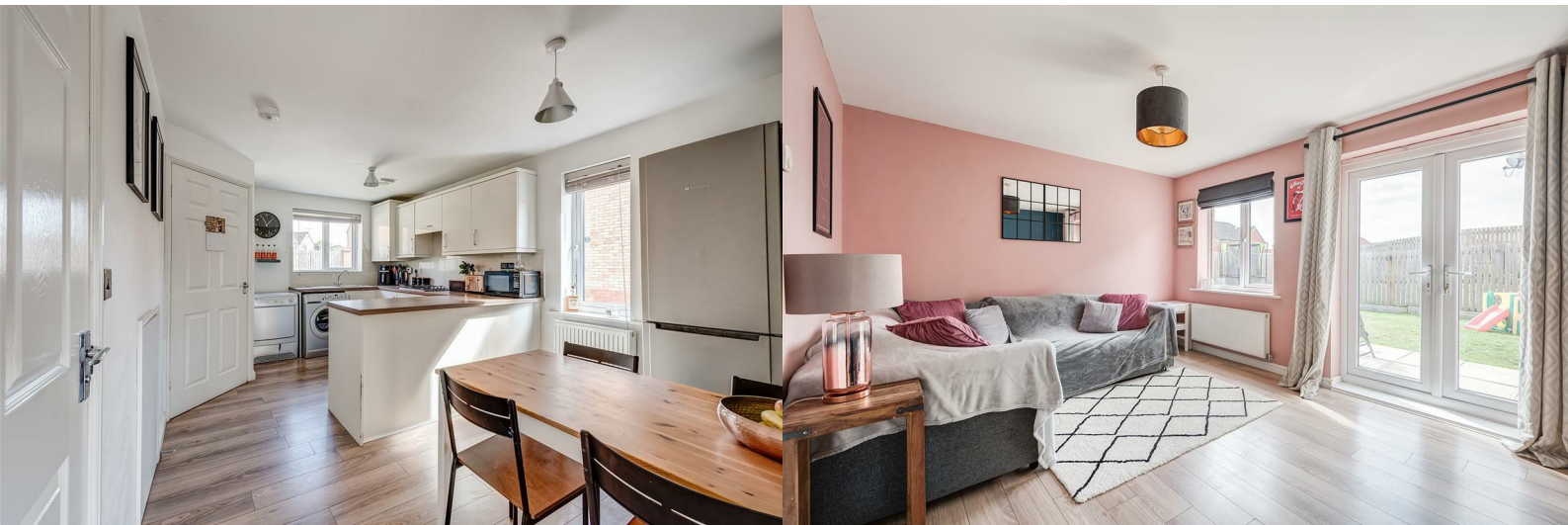




## 30 Crag Hill Crescent

Parson Cross, Sheffield, S5 9BH

**Guide price £170,000**



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GUIDE PRICE £170,000-£180,000

This three bedroom semi detached family home includes a modern kitchen diner, WC, lounge, three bedrooms and a bathroom. Also a private garden and a drive for two cars.

The local schools are within walking distance as are the shops and amenities. A short drive away are the supermarkets, restaurants and pubs. Also close by is Colley park with a play ground and skate park. Transport links are ideal for commuters being so near the motorway links and also bus routes to Sheffield.

### Entrance Hallway

External door leading into the hallway. Doors leading to kitchen and stairs leading to the first floor landing.

### Kitchen Diner

Modern wall and base units including sink with drainer, oven, hob with extractor fan, space for fridge, freezer and washing machine. Breakfast bar with space for stools. Built in storage cupboard. Front and side facing windows.

Open plan dining area with space for a full table and chairs. Door leading to the WC and lounge.

### WC

WC and space saving sink.

### Lounge

Rear facing window and double patio doors leading to the garden.

### First Floor Landing

Doors leading to bedrooms and bathroom

### Bedroom One

Front facing window. Space for a double bed and wardrobe.

### Bedroom Two

Rear facing window. Currently a child's bedroom with bunk bed and wardrobes.

### Bedroom Three

Space for a bed and wardrobe. Perfect for an office or nursery.

### Bathroom

Modern bathroom including WC, pedestal sink and bath with shower over.

### Exterior

To the front of the property there is a driveway for two cars. Access to the side of the house via a gate. To the rear of the property there is a lawn and patio with a fence surrounding for privacy.



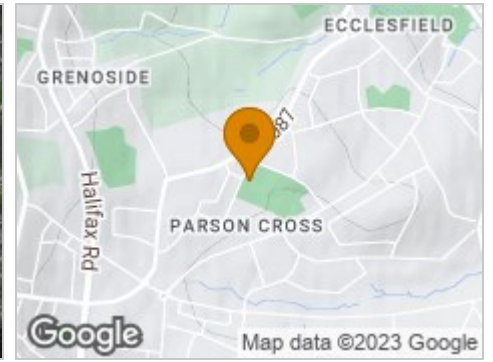
## Road Map



## Hybrid Map



## Terrain Map



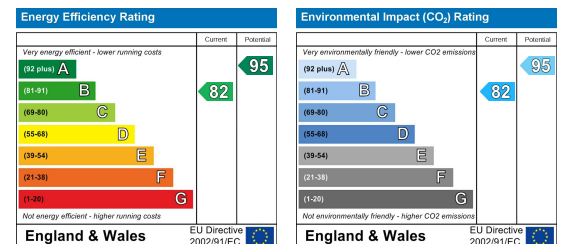
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.