



1 Colley Crescent
, Sheffield, S5 9FR

Guide price £110,000



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GUIDE PRICE £110,000-£120,000

NO CHAIN! This two bedroom semi detached property is ideal for someone starting out on the ladder. Including, lounge, kitchen, WC, sun room, utility, two bedrooms, bathroom, driveway for multiple cars and rear garden.

Situated in the popular residential area of Parson Cross amenities such as supermarkets, pubs, schools, doctors, restaurants are all within walking distance. The motorway links are a short drive away for commuters using the M1.

LEASEHOLD. The annual ground rent is £5. The lease is currently being extended by the owners and will be in place for the buyer.

COUNCIL TAX BAND A

Entrance Hallway

External door into the hallway. Doors into the kitchen, lounge, WC and stairs to the first floor.

Lounge

Front facing bay window. Feature fireplace with fire.

WC

WC and sink.

Dining Kitchen

Wall and base units with space for oven, hob with extractor fan, fridge freezer, sink with drainer. Side facing window. Door into the pantry and sun room. Space for a dining table and chairs.

Utility Room

Space for washing machine and storage.

Sun Room

Space for a sofa or chairs. External door onto the garden.

Bedroom One

Space for a double bed and fitted wardrobes creating lots of storage. Front facing window.

Bedroom Two

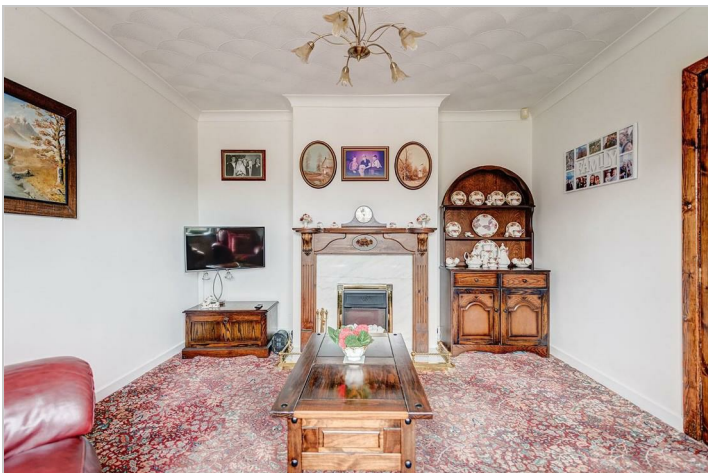
Space for a double bed and wardrobes. Rear facing window. Built in storage cupboards.

Bathroom

Fully tiled bathroom including WC, wall hung sink, bath with shower over. Rear facing window.

Exterior

To the front of the property there is a gated driveway for multiple cars. To the rear of the property there is a lawn and patio with space for a shed.



Road Map



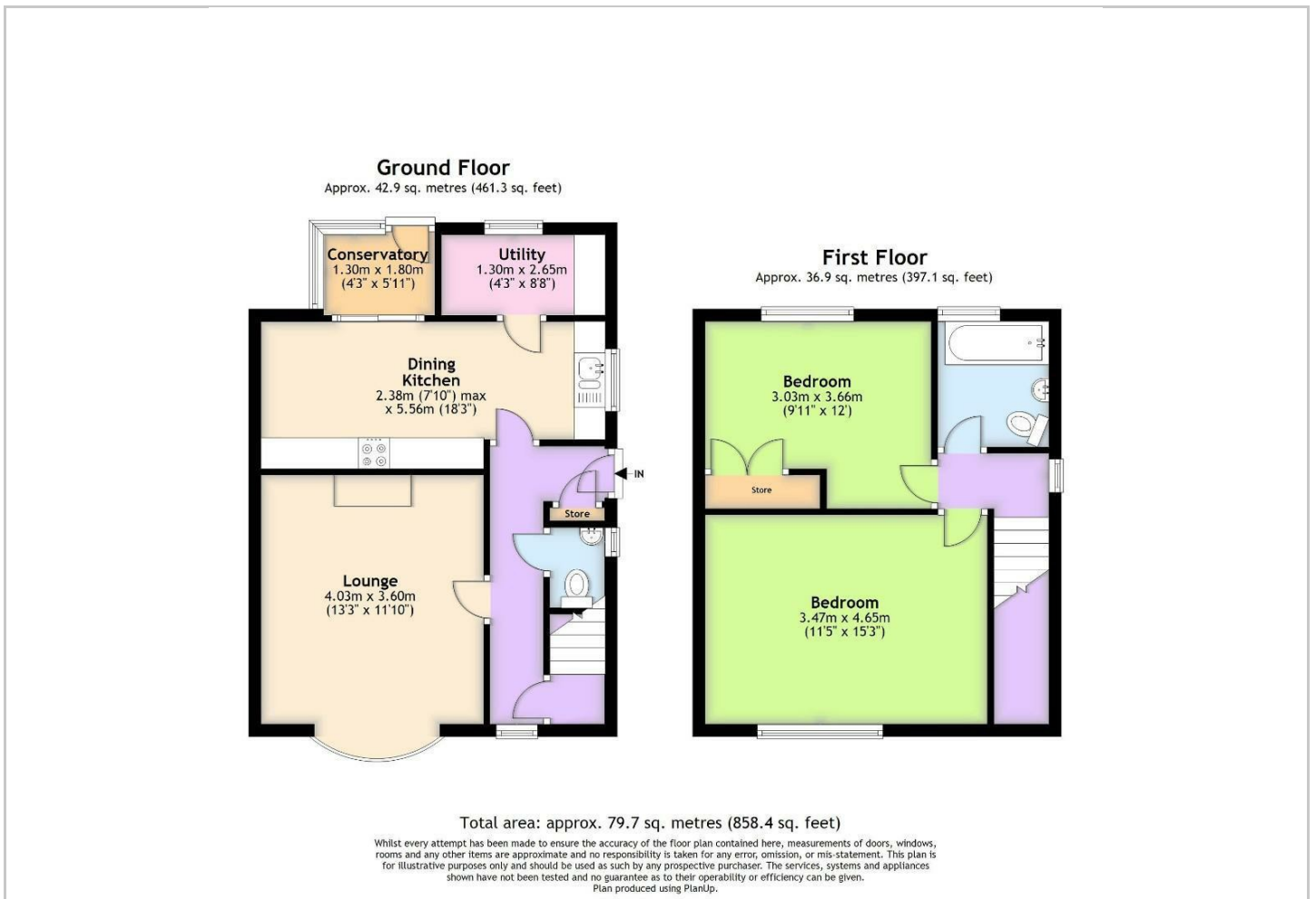
Hybrid Map



Terrain Map



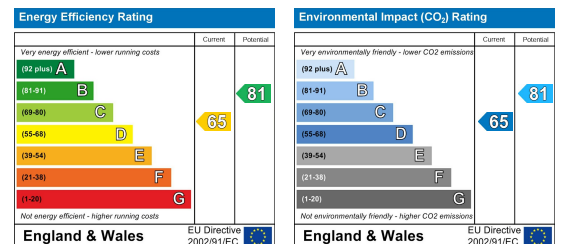
Floor Plan



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



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