



## 42 Montenev Crescent

Parson Cross, Sheffield, S5 9DN

**Guide price £180,000**



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Nestled in the desirable Monteney Crescent area of Sheffield, this charming mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, with a delightful log burner in the lounge that adds a touch of warmth and character.

The recently fitted bathroom is a standout feature, boasting both a separate shower and bath, ensuring a luxurious experience for all. The kitchen diner is a practical space, perfect for family meals or hosting friends, making it the heart of the home.

Outside, the easy maintenance garden offers a tranquil retreat, allowing you to enjoy the outdoors without the hassle of extensive upkeep. Additionally, the property benefits from off-road parking for two vehicles, a valuable asset in this bustling area.

Monteney Crescent is ideally situated, with excellent access to local schools, shops, and hospitals, making it a highly sought-after location for families and professionals alike. This property presents a wonderful opportunity to secure a comfortable home in a vibrant community. Don't miss your chance to view this delightful residence.



### Entrance Hall

The entrance hall offers a welcoming space. A staircase leading to the first floor. Natural light filters through a tall window beside the door, creating a bright and inviting atmosphere.

### Lounge

14'3" x 11'1" (4.34m x 3.39m)

The lounge is a cosy room featuring a stylish wood-burning stove set into a recessed chimney breast painted in a striking dark grey. A window fills the room with daylight, enhancing the calm and comfortable feel.

### Kitchen

10'9" x 8'10" (3.28m x 2.70m)

The kitchen is thoughtfully designed with cream-coloured cabinets and wooden worktops, creating a modern yet warm atmosphere. It includes integrated appliances such as a double oven, space for a microwave, and space for a washing machine. The room benefits from a rear door and a window overlooking the garden, bringing in natural light. The wood-effect flooring adds continuity and practicality, and the kitchen opens up into the adjoining dining area.

### Dining Room

11'8" x 8'11" (3.56m x 2.73m)

Adjacent to the kitchen, the dining room features a window with a view to the front garden, filling the space with natural light. The room is spacious enough for a dining table and chairs, perfect for family meals or entertaining guests.

### Landing

On the first floor, the landing area is bright and airy with a window overlooking the front. It offers access to all three bedrooms and the family bathroom.

### Bedroom 1

10'9" x 11'1" (3.28m x 3.37m)

The master bedroom is a generous double room with a window allowing plenty of natural light. It comfortably fits a double bed with bedside tables and additional bedroom furniture.

### Bedroom 2

12'8" x 11'3" (3.87m x 3.43m)

Bedroom two is a spacious double room boasting a window with views to the rear. The room includes a desk, chest of drawers, and additional wardrobes, offering ample storage and workspace.

### Bedroom 3

11'10" x 11'1" max (3.61m x 3.37m max)

The third bedroom is a versatile double room with two windows, filling the space with natural light.

### Bathroom

The bathroom is a modern space combining a separate corner shower cubicle and a bathtub with a shower hose. The walls are tiled in a stylish white with black contrast tiles around the bath area. It features a contemporary grey vanity unit with an inset basin and a toilet, all complemented by a frosted window providing natural light and privacy.

### Rear Garden

The rear garden is a well-maintained outdoor space with a large paved patio area ideal for dining and relaxing. Raised planting beds border the patio, adding greenery and interest. The garden has space for a greenhouse, a seating area with garden furniture, and a shaded pergola space with additional seating, creating multiple areas to enjoy the outdoors. The garden is enclosed by fencing, providing privacy and a secure environment. There is also an outbuilding with power and lighting for storage.

### Front Exterior

The driveway provides off-road parking and is flanked by neat front garden beds. A modern front door with inset glazed panels opens into the entrance hall, welcoming you inside.



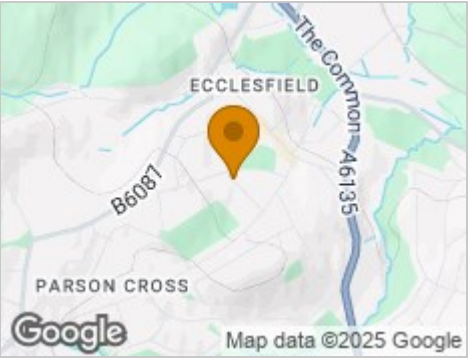
Road Map



Hybrid Map



Terrain Map



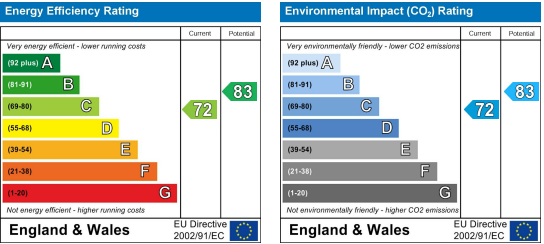
Floor Plan



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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