



## 24 Remington Avenue

Parson Green, Sheffield, S5 9PA

**Guide price £225,000**



# 24 Remington Avenue

Parson Green, Sheffield, S5 9PA

**Guide price £225,000**



Nestled in the desirable area of Remington Avenue, Sheffield, this charming detached family home offers a perfect blend of modern living and convenience. Built in 2017, this property spans an impressive 775 square feet, providing ample space for comfortable family life.

The home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space when needed. The inviting reception room serves as a welcoming area for relaxation and entertaining guests.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. The location is particularly appealing, as it is within walking distance to local shops, a doctor's surgery, and a bus stop, making daily errands and commuting effortless. Additionally, families will appreciate the proximity to schools, which are also within walking distance, providing a convenient option for education.

Set within a popular estate, this detached house is not only a lovely home but also a part of a vibrant community. Whether you are a first-time buyer or looking to settle down with your family, this property offers a wonderful opportunity to enjoy modern living in a sought-after location. Do not miss the chance to make this delightful house your new home.

### Entrance Hall and WC

A welcoming entrance hall leads into the property, featuring light timber flooring and neutral walls. Adjacent is a handy cloakroom with a WC and wash basin, offering practical convenience on the ground floor.

### Lounge

14'8" x 14'6" (4.46m x 4.43m)

The lounge offers a cosy yet spacious feel with soft neutral carpets and cream walls. A window provides ample natural light, and the room comfortably accommodates a sofa and TV unit. The staircase is conveniently located here with storage under, creating a warm family space.

### Dining Kitchen

9'6" x 14'7" (2.90m x 4.45m)

This modern dining kitchen is bright and inviting. The kitchen is finished with white cabinetry and black counters, integrated appliances including an oven, gas hob, and washing machine. French doors open to the garden, filling the space with light and providing easy outdoor access. The floor is tiled in light grey, complementing the fresh and airy atmosphere.

### Landing

The first floor landing provides access to all bedrooms and the family bathroom. It is well-lit with neutral decor and carpeted flooring, offering a calm transition space between rooms.

### Master Bedroom

13'0" x 8'2" (3.97m x 2.50m)

The master bedroom is a comfortable double room with neutral cream walls and soft grey carpet underfoot. It benefits from natural light through a window and includes space for bedside tables and wardrobes.

### Bedroom 2

11'1" x 8'2" (3.39m x 2.50m)

Bedroom two is a well-proportioned room with similar neutral decor and carpeting, featuring a window that allows natural light to brighten the space. It is ideal for a child's room or guest bedroom.

### Bedroom 3

8'2" x 6'2" (2.50m x 1.87m)

Bedroom three is compact and bright, with a window facing outside. Its neutral walls and carpet make it versatile for use as a single bedroom, nursery, or study space.

### Bathroom

The family bathroom features a clean and simple design with white sanitary ware, including a bath with an overhead shower, a wash basin, and a WC. A window provides natural light, and the area is finished with neutral tiles and walls for a fresh feel.

### Rear Garden

The rear garden is a generous, enclosed space with a lawn and paved pathway creating a private outdoor area ideal for relaxation or play. It is bordered by wooden fencing, providing a safe and secure environment.

### Front Exterior

The front exterior presents a neat brick-built home with a pitched tiled roof, front lawn and attached single garage. The white front door features modern square glass panels, adding to the contemporary appearance, and a driveway provides off-street parking.

### Garage

17'2" x 8'7" (5.23m x 2.62m)

The garage is attached to the side of the property and offers practical space for vehicle parking or storage.



Road Map



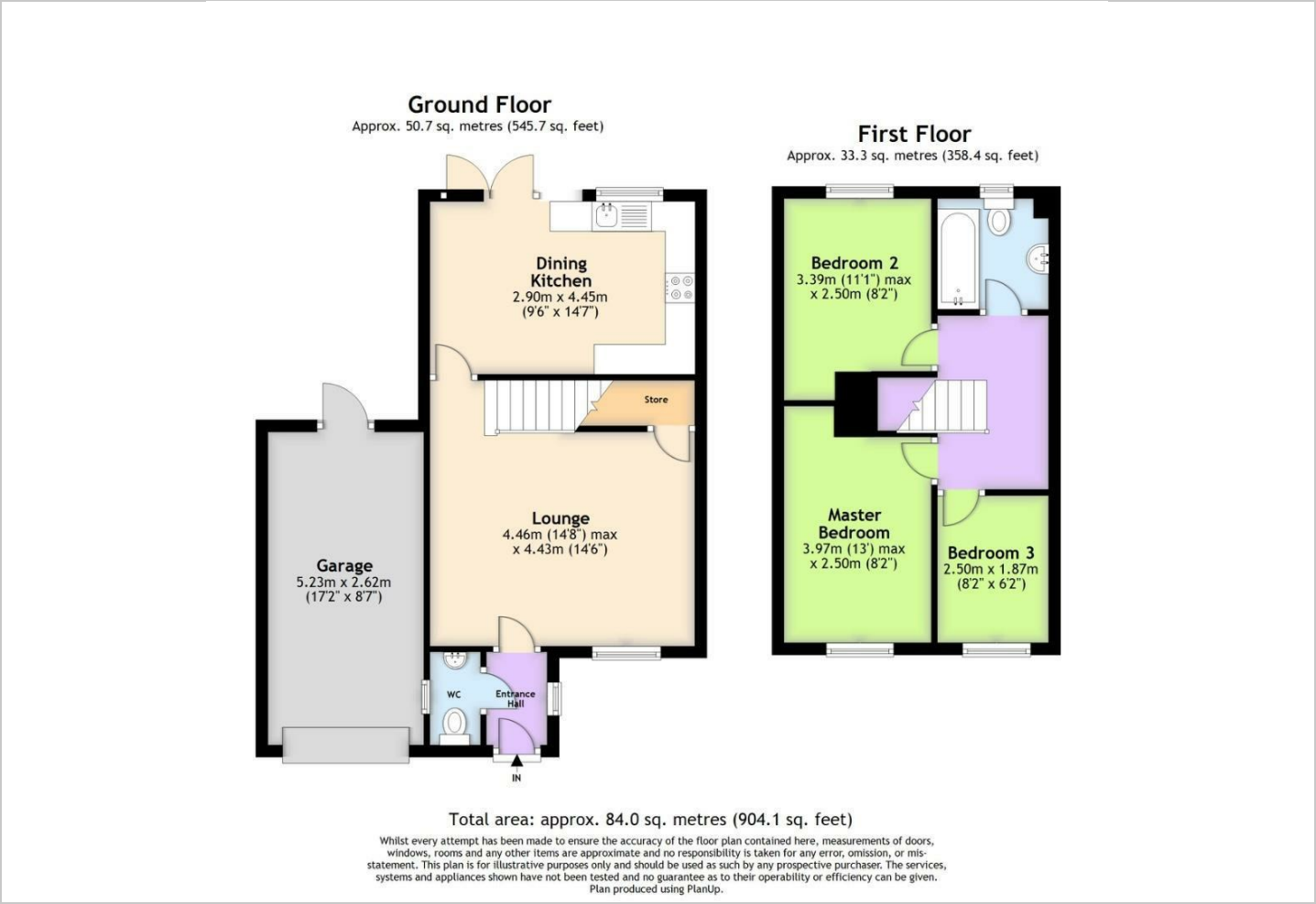
Hybrid Map



Terrain Map



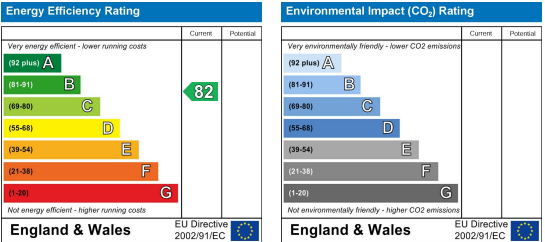
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.