jpm Estate Agents



36 Aylesbury Crescent

Wincobank, Sheffield, S9 1JR

Offers over £275,000

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Nestled in the desirable Aylesbury Crescent in Wincobank, Sheffield, this impressive detached house offers a wealth of space and potential for any family. Boasting four reception rooms, including a delightful snooker room complete with a bar, this property is perfect for both entertaining and relaxing. The expansive kitchen is a true highlight, providing ample room for culinary creativity and family gatherings.

With three generously sized double bedrooms and three bathrooms, this home ensures comfort and convenience for all. The layout presents a fantastic opportunity for reconfiguration, allowing you to tailor the space to your family's unique needs.

The property is set on a corner plot, providing a sense of privacy and ample outdoor space. Parking is a breeze with room for up to four vehicles, and the two garages offer additional storage or workshop potential. For those seeking leisure and wellness, the sauna and gym space are perfect for unwinding after a long day.

Enjoy stunning views of Sheffield from the comfort of your home, while being conveniently located near key amenities. The property is just a short distance from the train station, making commuting effortless, and is also close to the popular Meadowhall shopping centre, motorway links, and local parks.

With no chain involved, this home is ready for you to move in and make it your own. Don't miss the chance to explore the massive potential this property has to offer.

Lounge Area and Dining Area
24'7" x 21'2" (7.5 x 6.45)
A welcoming porch leads into a bright and spacious lounge area that flows seamlessly into a generous dining space. The lounge features a charming fireplace and windows that flood the room with natural light. An elegant brick archway adds character and defines the living space while maintaining an open feel. The room is carpeted and has ample space for relaxing or entertaining. The dining area has doors on to the rear of the property.

Kitchen
15'4" x 17'9" max (4.68 x 5.42 max)
This kitchen is a spacious and rustic room featuring wooden cabinetry with ample storage and worktop space. The room benefits from exposed ceiling beams and a tiled splashback, adding to the character. Multiple windows provide generous natural light, making this room a bright and welcoming space for cooking and dining. External door leading to the side of the property and door down into the games room.

Games Room with Bar and Sauna
28'7" x 21'2" (8.70 x 6.45)
A generously sized games room with patterned flooring and textured walls, featuring a billiards table at its centre. The room includes a fireplace and is complemented by a fully fitted bar area. This versatile space offers excellent potential for entertaining and leisure activities. Adjacent to the games room is a convenient WC, a storage area, and an internal sauna with wooden panelling for relaxation.

Bedroom 1
12'10" x 17'11" (3.92 x 5.47)
A bright and spacious bedroom with a range of built-in wardrobes and storage cupboards surrounding a central alcove area. The room is carpeted and has windows with decorative stained-glass panels, offering plenty of natural light and providing a lovely outlook. The neutral tone of the room allows for easy personalisation. This room has potential to be made into two or an ensuite added.

Bedroom 2
12' x 9'4" (3.65 x 2.85)
A second double bedroom with carpeted flooring and neutral walls, featuring stained-glass windows that add a touch of charm and deliver soft natural light. The space is comfortably sized and allows for versatile furniture arrangements.

Bedroom 3
15'4" x 10'1" (4.68 x 3.07)
This bedroom is a comfortable room with neutral carpeting, white walls, and a stained-glass window. The room is well-lit and offers a good amount of space for furnishings and personal touches.

Bathroom
11'11" x 9'3" max (3.63 x 2.81 max)
A bathroom fitted with a traditional clawfoot bath, a separate shower cubicle, pedestal basin, and toilet. The room is bright with a window featuring stained-glass panels and has tiling part way up the walls, creating a classic yet fresh atmosphere.

Lower Ground Floor WC
5'4" x 7'5" (1.62 x 2.27)
A compact WC with a wash basin and toilet, featuring wall-mounted storage and a window to the side. The space is simple but functional, serving as an additional convenience on the lower ground floor.

Lower Ground Floor Hall
9'10" x 7'5" (3.00 x 2.27)
A practical hall area on the lower ground floor providing access to the sauna, store room, WC and the games room. The space has a simple finish and connects the different functional rooms on this level.

Lower Ground Floor Store
5'4" x 9'10" (1.62 x 3.00)
A well-sized store room located on the lower ground floor, ideal for additional storage needs. The room is simple in finish and provides useful space adjacent to the sauna and garage.

Sauna
5'3" x 7'5" (1.60 x 2.27)
A traditional sauna room featuring wood panelled walls and benches, offering a private space to relax and unwind. The sauna is accessible from the hall on the lower ground floor.

Outbuilding Garage
16'7" x 7'1" (5.05 x 2.15)
An extensive garage space in the outbuilding, with ample room for vehicle parking or workshop use. The area is well-lit and has shelving along the walls for additional storage.

Lower Ground Floor Garage
14'7" x 28'3" (4.45 x 8.60)
A spacious garage on the lower ground floor with concrete flooring and wall-mounted shelves. The garage has access to the hall and store room and is suitable for vehicles or storage.

Rear Garden and Exterior
157.5 sq. feet (14.6 sq. metres)
The property is surrounded by a neatly maintained garden area with lawn and paved pathways. The exterior of the house is built with stone and features stained-glass window inserts for added charm. There is also gated access to the front and side, with metal fencing enclosing the garden space, making it private and secure.









Road Map



Hybrid Map



Terrain Map



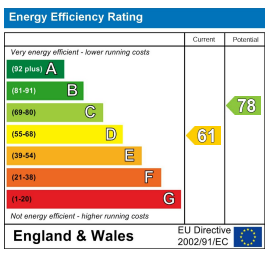
Floor Plan

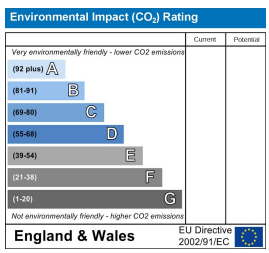


Viewing

Please contact our JPM Estate Agents Ltd 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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