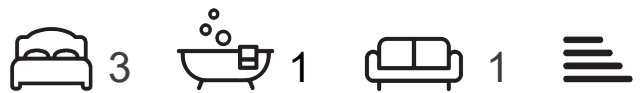




## 48 Pembroke Crescent

High Green, Sheffield, S35 3PB

**Guide price £205,000**



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Nestled in the charming area of High Green, Sheffield, this delightful semi-detached house on Pembroke Crescent offers a perfect blend of comfort and convenience. Built in 1965, the property boasts three well-proportioned bedrooms, making it an ideal family home. The spacious reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining.

The house features a modern bathroom and a low-maintenance garden, allowing you to enjoy outdoor space without the hassle of extensive upkeep. Additionally, an outbuilding equipped with electricity offers versatile options for use, whether as a workshop, storage, or a creative space.

For those who appreciate the great outdoors, the property is conveniently located near picturesque country walks, providing a wonderful opportunity to explore the natural beauty of the area. Furthermore, excellent transport links are at your doorstep, with easy access to the motorway and nearby train services, ensuring that commuting is a breeze.

The property also benefits from a driveway, providing off-street parking for your convenience. With a council tax band of B and a leasehold of 943 years remaining, with an annual ground rent of just £18.50, this home presents an attractive opportunity for potential buyers.

In summary, this semi-detached house on Pembroke Crescent is not just a property; it is a perfect family home that combines practicality with a lovely location. Don't miss the chance to make this charming residence your own.

### Front Exterior

To the front, the property benefits from an enclosed frontage with decorative fencing, creating an attractive kerb appeal. A driveway to the side provides off-road parking and gated access leads through to the rear garden. The property enjoys a pleasant position within this popular residential area of High Green.

### Living Room

A well-presented and stylish living room featuring contemporary décor and neutral flooring throughout, creating a bright and welcoming space ideal for both relaxing and entertaining. The room benefits from a front-facing window allowing for plenty of natural light, whilst the feature wall and modern electric fireplace provide an attractive focal point. A staircase rises to the first floor, with access leading through to the kitchen.

### Kitchen

A modern fitted kitchen featuring a range of cream high-gloss wall and base units complemented by wood-effect work surfaces and contemporary flooring throughout. The space offers ample storage and worktop space, whilst integrated appliances and space for additional white goods provide practicality for everyday living. A rear-facing window and door allow for plenty of natural light and give access to the garden, with additional space for dining if desired.

### Bathroom

A modern and well-presented bathroom fitted with a three-piece suite comprising a panelled bath with shower over and

glass screen, wash hand basin with vanity storage, and low flush WC. Finished with contemporary tiling, creating a clean and stylish finish throughout.

### Exterior

The rear garden has been designed with low maintenance in mind and features a combination of patio, artificial lawn, and raised decking seating area, creating an ideal space for outdoor dining and entertaining. Enclosed fencing provides a good degree of privacy, whilst the outbuilding with electric supply offers useful additional storage or potential for a variety of uses.

### Bedroom One

A well presented bedroom finished in neutral tones, enjoying plenty of natural light from the front facing window. Complete with modern décor and space for bedroom furnishings, this room provides a comfortable and relaxing setting.

### Bedroom Two

A well presented bedroom featuring a bright outlook, neutral décor and space for a desk or additional furnishings. Currently utilised as a home office, the room offers versatility to suit a range of needs.

### Bedroom Three

A well maintained bedroom featuring soft neutral décor, fitted wardrobes and a bright window allowing for plenty of natural light. Offering a comfortable and versatile space, ideal for a range of living arrangements.



## Road Map



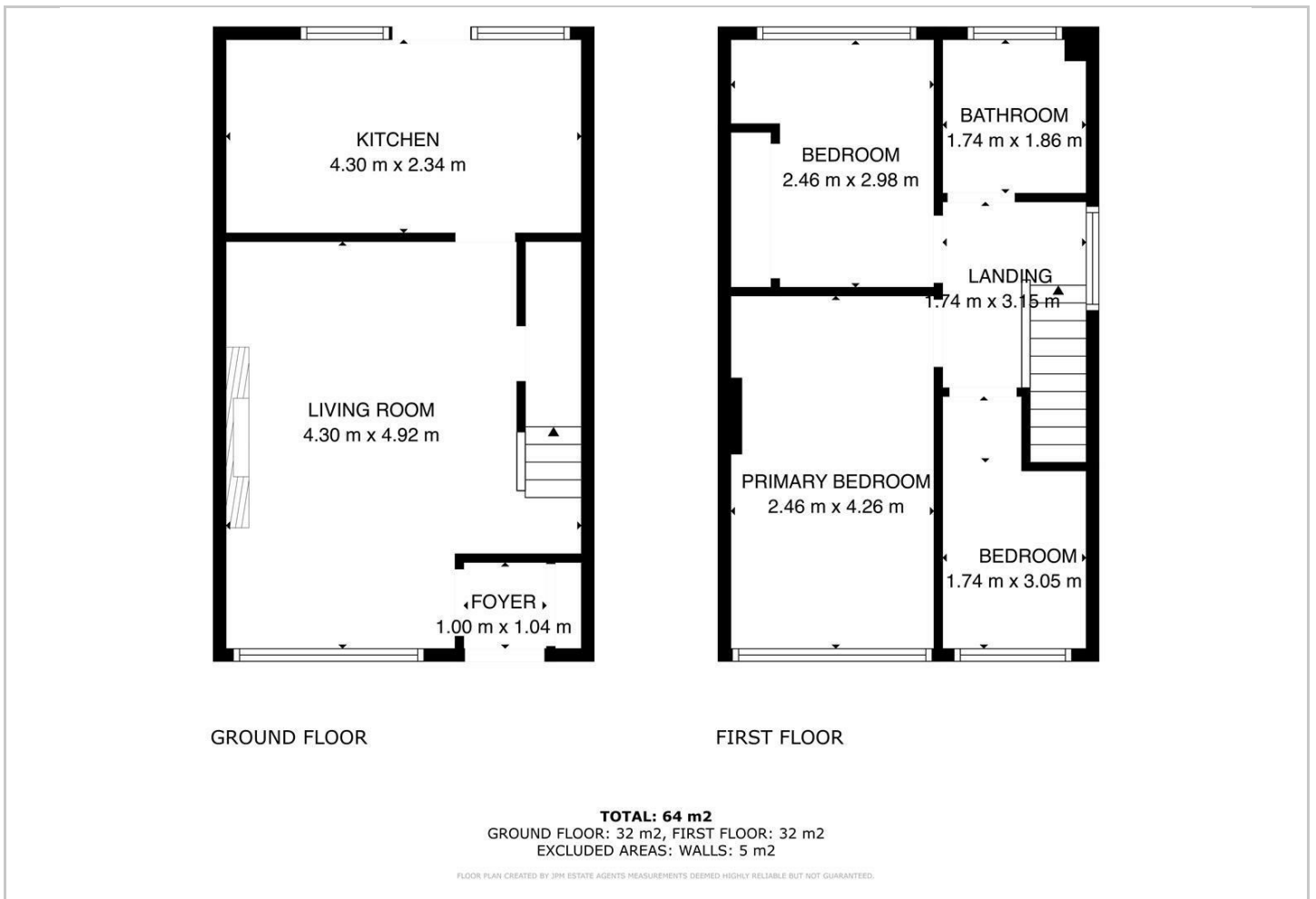
## Hybrid Map



## Terrain Map



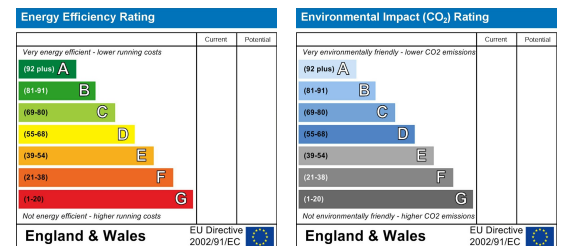
## Floor Plan



## 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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