



- Semi Detached Property
- Three Bedrooms
- Well Proportioned Accommodation
- NO CHAIN

## 26 Ravenscroft Crescent, Stradbroke, Sheffield, S13 8PP

Offers In Region Of £140,000

An fine opportunity has arisen to purchase this delightful three bedroom semi detached property which is ideally suited to either a first time buyer or young family. Offering well proportioned accommodation which has been maintained to a high standard and benefits from gas central heating, uPVC double glazing and good sized gardens. Situated in this popular residential area of Stradbroke, which has convenient access to local amenities, shops, schools and transport links. The accommodation briefly comprises; Entrance Porch, entrance hallway, downstairs w/c, store room, utility room, living room and kitchen/diner. First Floor Landing, Three Bedrooms and Family Bathroom. There are well maintained, low maintenance gardens to the front and a good sized, enclosed lawned garden with well stocked floral borders to the rear.



## Property Description

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### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH

Having a timber entrance door with inlaid leaded, glazed panel and a uPVC double glazed window.

##### ENTRANCE HALL

Having a central heating radiator, a good sized, practical under-stair cupboard and staircase leading to 1st floor accommodation.

##### LIVING ROOM

19' 8" x 10' 11" (6.00m x 3.34m)

A large, light and airy reception room which benefits from side and rear facing UPVC double glazed windows, two central heating radiators, coving to the ceiling and a feature fireplace with gas fire.

##### KITCHEN/DINER

12' 9" (max) x 10' 9" (3.89m (max) x 3.28m)

Fitted with a range of light oak fronted base and wall units and roll top work surfaces. Incorporated within is a single drainer, stainless steel sink with mixer taps and space for a freestanding gas cooker with extractor hood over, space for an under counter fridge and space and plumbing for an automatic washing machine. There are also ceramic tiled walls, a central heating





radiator, coving to the ceiling and a front facing UPVC double glazed window looking onto the front garden.

#### REAR LOBBY

Having a timber entrance door.

#### DOWNSTAIR W/C

Having a low flush WC, a side facing UPVC double glazed window and a ledge and brace style door.

#### UTILITY ROOM

7' 0" x 7' 0" (2.15m x 2.15m)

A useful and practical space which benefits from a side facing UPVC double glazed window and ledge and brace style door. There is space for a tumble dryer and freezer and the Worcester combination boiler is located in this room along with gas and electric meters and electrical fuse box.



#### STORE ROOM

With ledge and brace style door

#### FIRST FLOOR

#### LANDING

With access to loft storage space.

#### BEDROOM ONE

11' 6" x 10' 9" (3.51m x 3.30m)

Having front and side facing UPVC double glazed windows, a central heating radiator and a useful storage cupboard.



#### BEDROOM TWO

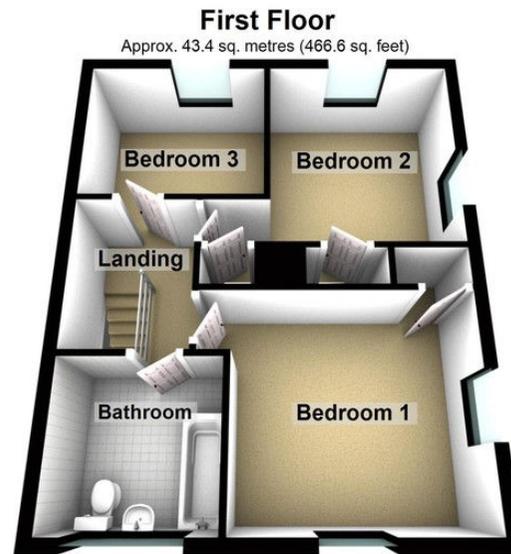
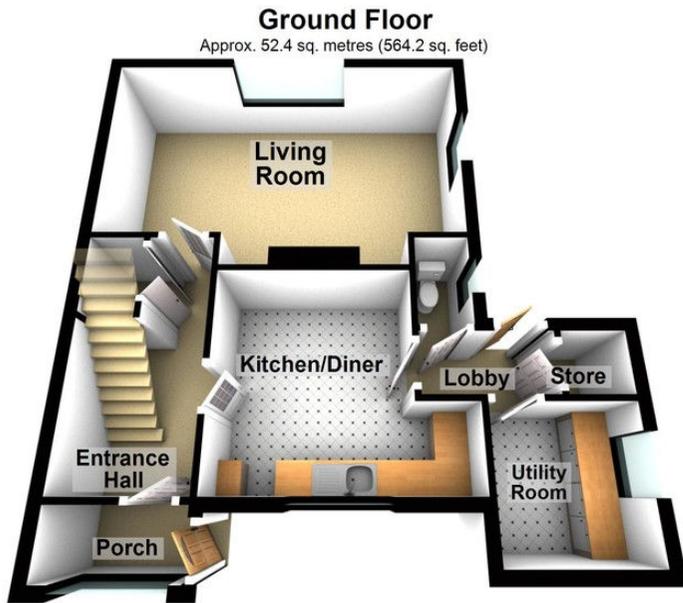
10' 11" x 9' 10" (3.33m x 3.01m)

Having side and rear facing UPVC double glazed windows, a central heating radiator and two useful built in storage cupboards.

#### BEDROOM THREE

9' 6" x 8' 0" (2.91m x 2.46m)

With a rear facing UPVC double glazed window and central heating radiator below.



#### BATHROOM

7' 10" x 7' 7" (2.41m x 2.32m)

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush w/c. There is also a front facing uPVC double glazed window, tiled splash backs and built in storage.

#### OUTSIDE

To the front of the property is a well maintained and low maintenance garden with gravel beds and mature shrubs behind a privet hedge. A wrought iron gate and steps lead down to the property

Side access is provided through a secure timber gate.

To the rear of the property is a delightful garden being of a good size and benefiting from a lawned area and mature planted beds all enclosed by timber fencing.

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Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.  
Plan produced using PlanUp.

### 26 Ravenscroft Crescent, Sheffield

Andersons, 63 Middlewood Road,  
Hillsborough, Sheffield, S6 4GW

[www.estateagentsheffield.co.uk](http://www.estateagentsheffield.co.uk)  
0114 283 4050  
[sales@andersons-ea.co.uk](mailto:sales@andersons-ea.co.uk)

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