



Emerson Crescent, Sheffield, S5

Offers Over £137,500

- NO CHAIN
- FREEHOLD
- GENEROUS SIZED ENCLOSED FRONT & REAR GARDENS
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND A

- THREE BEDROOM SEMI DETACHED PROPERTY
- CORNER PLOT POSITION
- TRANSPORT LINKS NEARBY

Emerson Crescent, Sheffield, S5

**** NO CHAIN ** SPACIOUS FAMILY HOME **** New to the sales market is this three bedroom semi detached property, ideal for the growing family. Set in a generous corner plot position with good sized enclosed front and rear gardens and a driveway providing ample space for off road parking. The property is situated close to the Northern General Hospital and has good road links to Meadowhall and the City Centre. The property briefly comprises of; Entrance hallway; Lounge dining room; Kitchen; Stairs to the first floor; Three good size bedrooms; Family bathroom; Front and rear gardens; Off road parking;



Council Tax Band: A



ENTRANCE HALLWAY

Accessed via a composite door into the entrance hallway, with; Stairs rising to the first floor; Wood effect flooring; Central heating radiator; Ceiling light point; Solid doors to the lounge dining room, the kitchen and the under stairs storage cupboard with power, lighting and a uPVC obscure double glazed window;

LOUNGE DINING ROOM

This spacious lounge dining room, has; Dual aspect uPVC double glazed windows to the front and rear elevation, casting lots of great natural light into this space; Feature fireplace; Wood effect flooring; Ceiling light point; Central heating radiator;

KITCHEN

Comprising of; A good range of cream wall, base and drawer units with black roll top work surfaces; Single sink and drainer with mixer tap; Two uPVC double glazed windows into the front elevation; Integrated oven and four ring gas hob, with extractor hood above; Space and plumbing for a washing machine and an upright fridge freezer; Part tiled walls; Tiled flooring; Ceiling light point; Central heating radiator; Part obscure glazed door into the rear garden;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

This great size primary bedroom has; uPVC double glazed window rear elevations; Built in storage; Wood effect flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

A further double bedroom with; uPVC double glazed windows to the front elevation; Wood effect flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

Double bedroom three, having; uPVC double glazed windows to the rear elevation; Wood effect flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Having; WC; Pedestal wash basin; Shower enclosure with a wall mounted electric shower and screen doors; uPVC double glazed obscure window to the side elevation; Tiled walls and flooring; Extractor fan; Recessed ceiling spot lights; Central heating radiator;

FIRST FLOOR LANDING

Having; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Loft hatch access; Solid doors to the three bedrooms and the family bathroom;

DRIVEWAY

Providing off road parking for multiple vehicles;

FRONT GARDEN

With the house being set on a an enviable corner plot it benefits from a generous sized enclosed front garden; Predominantly laid to lawn; Hedge and fence borders

REAR GARDEN

This good size rear garden has; Paved patios lead from the rear entrance door; A few steps up to the next level; Further paved entertaining area; Storage shed; Hedge and fence borders;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United

Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

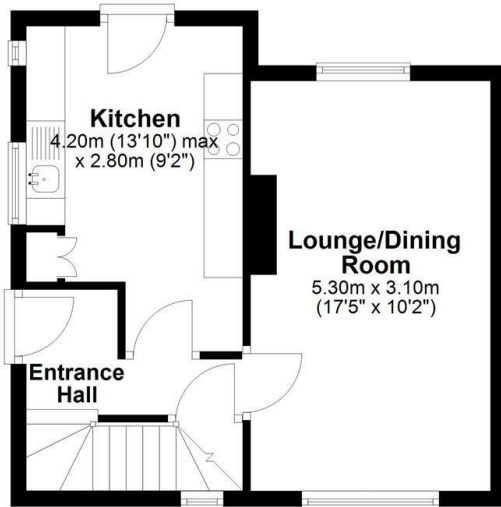
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





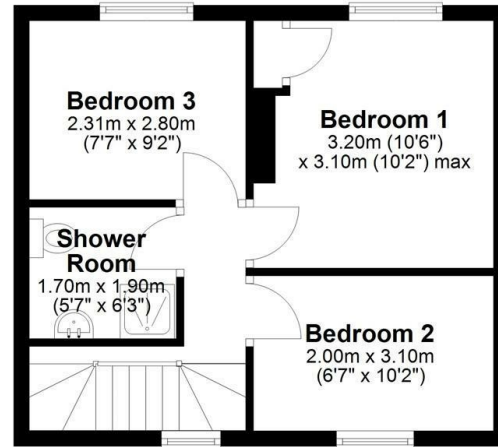
Ground Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



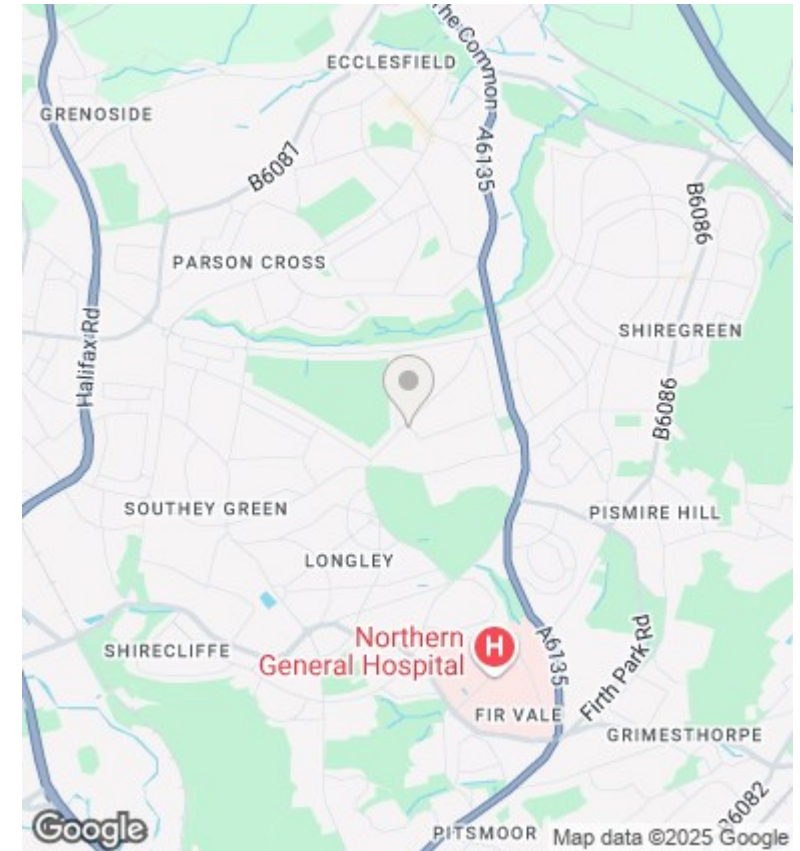
First Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



Total area: approx. 65.5 sq. metres (705.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	