





1 Seaton Crescent

Sheffield • South Yorkshire • S2 1UX

Guide Price £150,000 - £160,000

Occupying an enviable corner location is a two double bedroom end terraced property in S2. Beautifully presented family home benefiting from an attractive enclosed rear garden, garage, combination gas central heating and double glazing. The ground floor comprises of a dual aspect lounge presented in earthy tones, neutral carpet, complemented by a pleasant garden outlook and made to measure blinds. The dining kitchen is fitted with a range of wall and base units, topped with matching worktops and tiled splashbacks providing space for freestanding appliances. Adjoining the kitchen is a separate utility space with built in storage and rear door access direct to the garden. The first floor comprises of 2 generously proportioned double bedrooms with built in storage, housing the combination boiler. The bathroom is equipped with modern 3-piece white suite, partially tiled with overhead shower and chrome heated towel rail. The landing provides access to a partially boarded loft space. Externally an enclosed front garden with path leads to the front door creating privacy from the road. At the rear is a fully enclosed garden offering a stone patio and lawn bordered by mature hedging and established planting. At the end of the garden is a driveway and garage. Seaton Close is a cul-de-sac, and is well-placed for local shops and amenities, schools, recreational facilities and access to the city centre, Meadowhall and the M1 motorway.



- Beautifully Presented End Terrace
- 2 Double Bedooms
- Cosy Dual Aspect Lounge
- Spacious Dining Kitchen & Utility Room
- Attractive Front & Rear Gardens

- Several Open Green Spaces in Close Proximity
- Great Transport Links
- On Street Parking & Small Garage
- Freehold
- Council Tax Band A, EPC Rating D

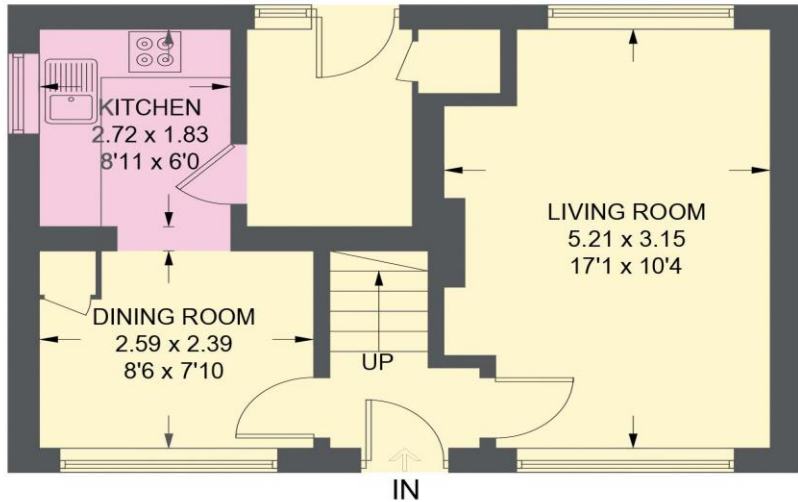


1 SEATON CRESCENT

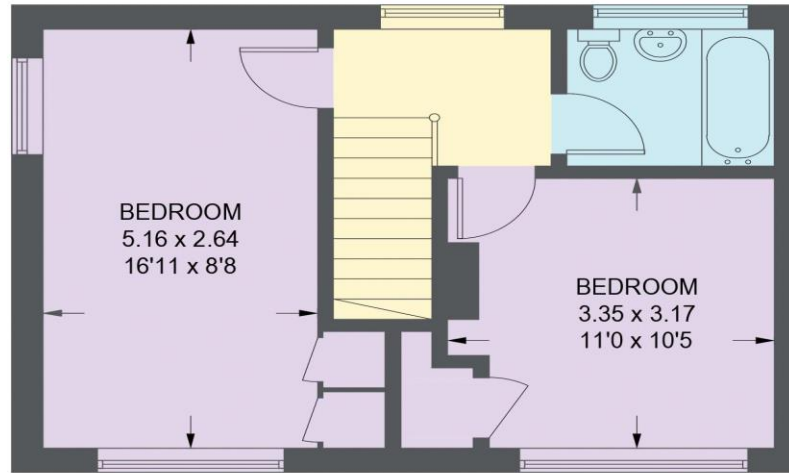
APPROXIMATE GROSS INTERNAL AREA = 73.6 SQ M / 792 SQ FT

GARAGE = 12.1 SQ M / 130 SQ FT

TOTAL = 85.7 SQ M / 922 SQ FT



GROUND FLOOR = 36.9 SQ M / 397 SQ FT



FIRST FLOOR = 36.7 SQ M / 395 SQ FT

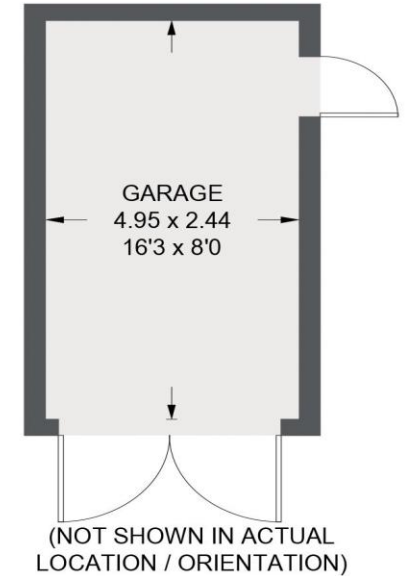


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.