







## 4 Jaunty Crescent

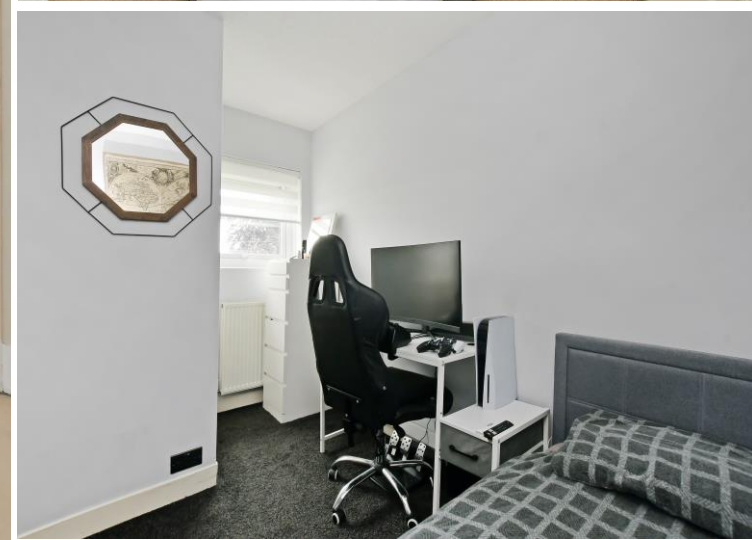
Gleadless • Sheffield • S12 3DG

Asking Price £165,000

Attractive 3-bedroom mid terraced property improved by recent owners to create a lovely family home. Generously proportioned rooms with useful adjoining outhouse creating a separate utility space with front and rear access. Benefits from HIVE system, CCTV, double glazing, security alarm and fabulous low maintenance rear garden. Offers potential to extend into the loft space, subject to necessary consents. The ground floor opens into a side outhouse which provides direct access to the rear garden, useful cloakroom storage and utility space. The generously proportioned open plan living area overlooks the rear garden, filled with natural light creating a flexible area, providing ample room for lounge and dining table. The kitchen is fitted with neutral units, with space and plumbing for freestanding appliances. A walk-in pantry creates additional storage. The first-floor features 3 bedrooms, all presented in neutral tones and carpet, incorporating 2 double bedrooms and a smaller third room with built in storage, which offers potential to develop into the loft space, subject to necessary building consents. Externally a private enclosed rear garden is designed with artificial lawn and stone patio.

Freehold Council Tax Band A, EPC Rating C



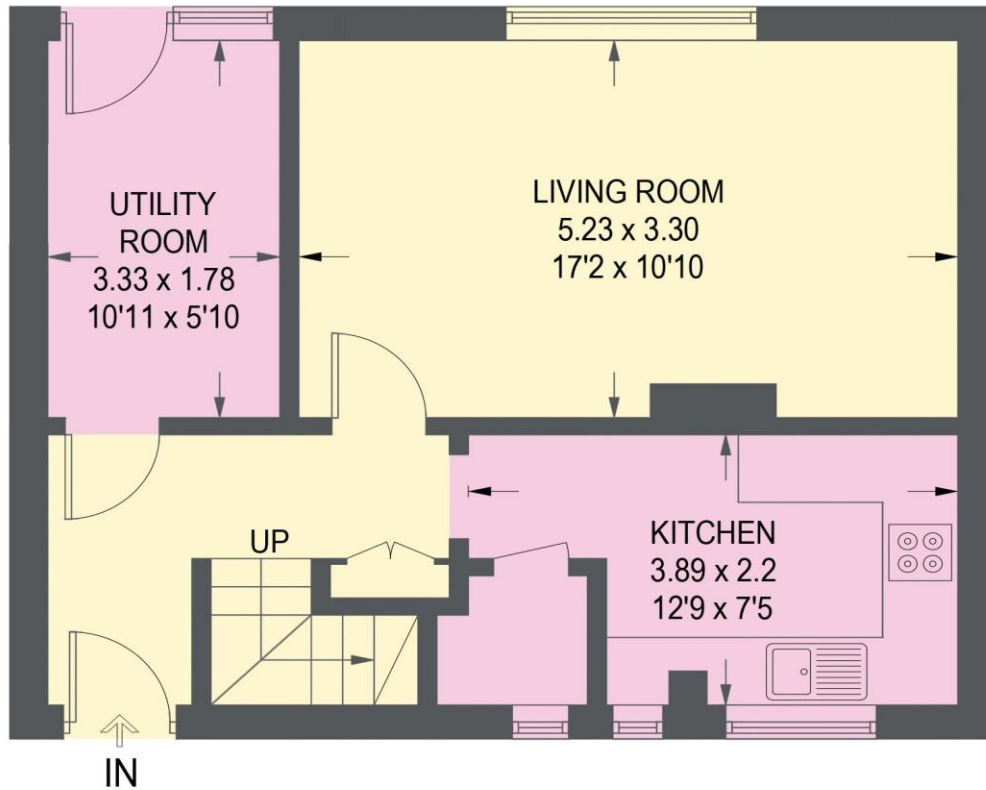


- Attractive Mid Terraced Family Home
- 3 Good Sized Bedrooms
- Offers Potential to Develop Subject to Consents
- Modern Bathroom & Separate WC
- HIVE System, Security Alarm & CCTV
- Spacious Open Plan Living Area
- Low Maintenance Private Rear Garden
- Excellent Transport Links & Local Amenities
- Freehold
- Council Tax Band A, EPC Rating C

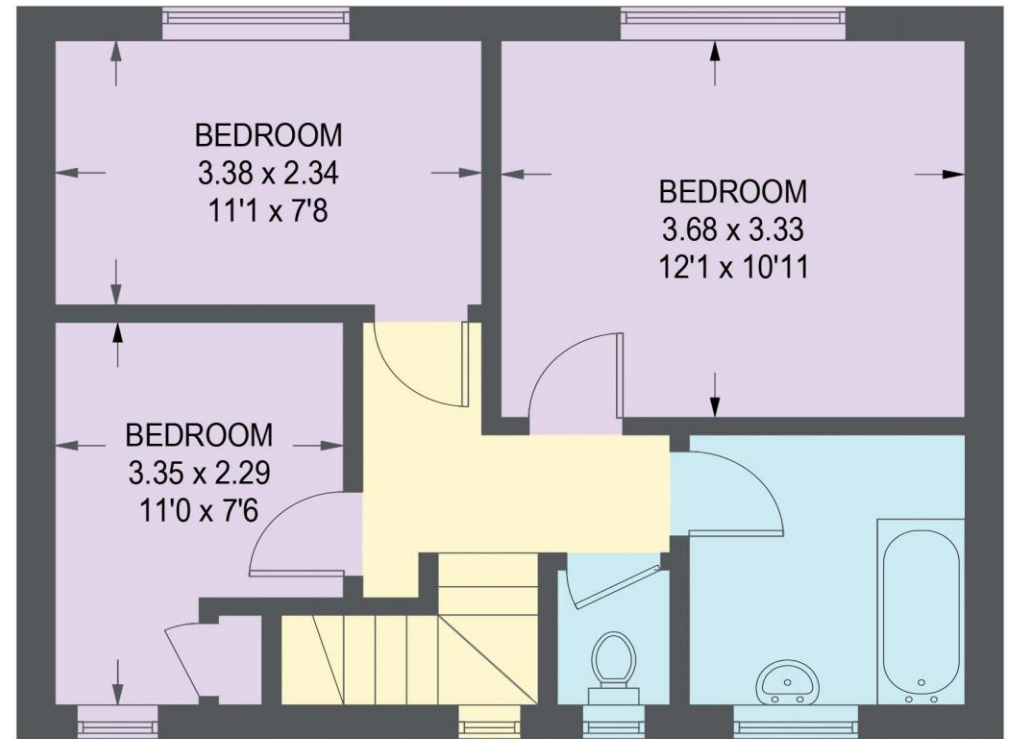


# 4 JAUNTY CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 85.8 SQ M / 925 SQ FT



**GROUND FLOOR**  
**43.0 SQ M / 463 SQ FT**



**FIRST FLOOR**  
**42.8 SQ M / 462 SQ FT**

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

