







58 Crawshaw Grove

Beauchief • Sheffield • S8 7EB

£325,000

A 3 bedroom semi detached property located on this popular cul-de-sac with a lovely private woodland backdrop. The property benefits from Upvc double glazing, modern combination gas central heating, and a superb family garden to the rear. Excellent potential is on offer to refurbish and extend the property (subject to the necessary consents) to create a fantastic family home. On the ground floor a Upvc door opens into a useful reception porch, and an inner door opens to the reception hallway. The bay windowed living room has a feature fireplace, the dining room also has a bay window and ample space for a large family dining table. The kitchen is fitted with a range of matching wall and base units, complemented by a granite effect work surface, electric oven, gas hob and space and point for a fridge/freezer, there is a useful pantry and a side facing Upvc door opens to the driveway. On the 1st floor are 2 double bedrooms and a single bedroom all fitted with wardrobes, together with a stylish and modern shower room, with corner cubicle, wash hand basin and fully tiled walls. A fitted cupboard houses the Baxi combination gas boiler. Adjacent to the shower room is a separate w.c. Outside to the front is a garden, with driveway providing off road parking and leading to the brick built garage with up and over door. To the rear is a lovely family garden with patio providing sitting out and entertaining space and a level lawn. There is a lovely outlook and fantastic privacy as the property borders woodland to the rear. Beauchief is very popular superb with local shops, public transport links, reputable schools, Millhouses Park and popular golf courses. Leasehold.





- 3 Bedroom Semi Detached
- Upvc Double Glazing
- Combination Gas Central Heating
- Superb Garden With Woodland Backdrop
- Popular Cul-De-Sac

- Modern Shower Room
- Garage
- Potential To Extend
- Leasehold
- Council Tax Band C - EPC D



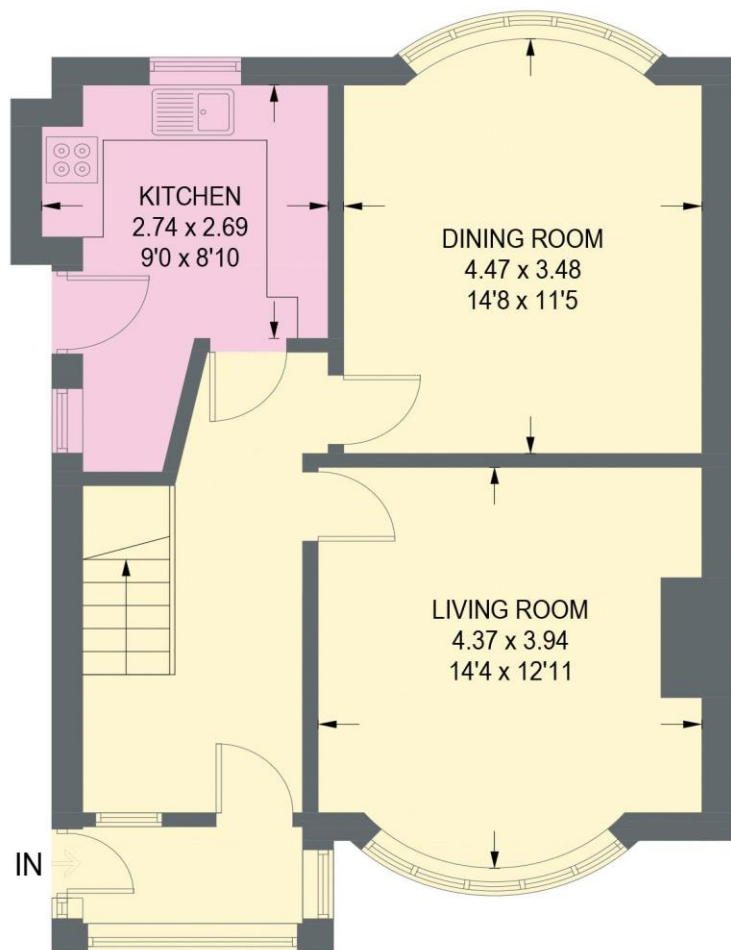


58 CRAWSHAW GROVE

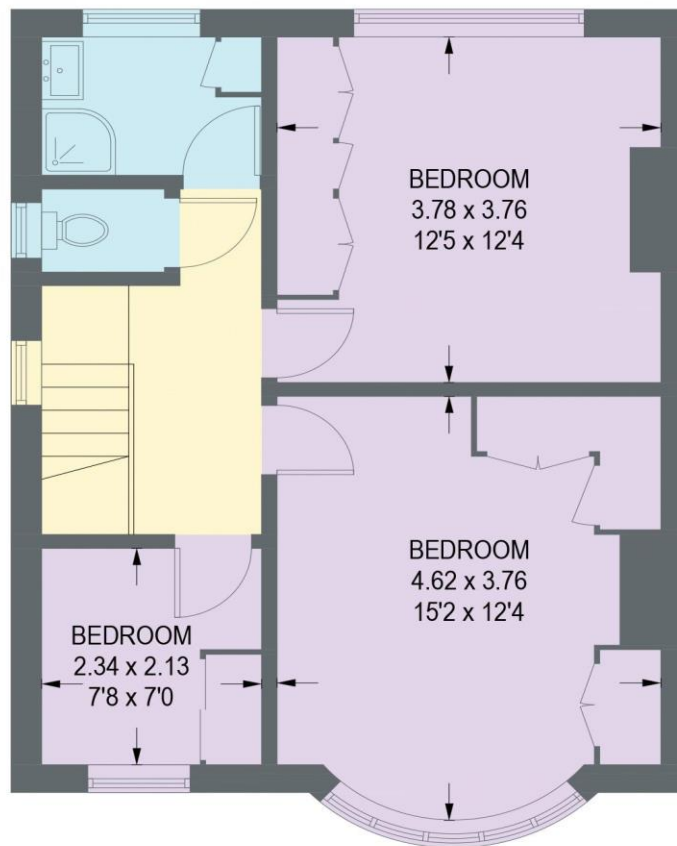
APPROXIMATE GROSS INTERNAL AREA = 101 SQ M / 1087 SQ FT

GARAGE = 12.8 SQ M / 138 SQ FT

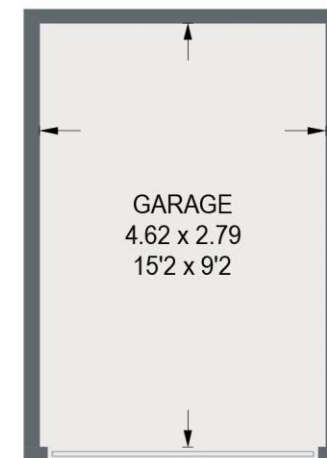
TOTAL = 113.8 SQ M / 1225 SQ FT



GROUND FLOOR
53.0 SQ M / 570 SQ FT



FIRST FLOOR
48.8 SQ M / 525 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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



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