







## 5 Spring Hill

Crookes • Sheffield • S10 1ET

Guide Price £500,000 - £525,000

Attractive Victorian semi-detached property featuring 5 bedrooms, 2 bathrooms and single storey rear extension. A loving family home for many years retaining period features fused with a modern open plan dining kitchen, creating the hub of the home. Generous in size with 2460sq.ft over three floors. Benefits from solar panels, combination gas central heating, and majority double glazing. Requires some general updating. Attractive south facing rear garden and garage. Freehold and no chain, You enter the property into a welcoming hallway leading to the cellar, creating valuable storage and the potential to convert, subject to consents. The bay fronted lounge is elegant, retaining period features and a superb fireplace, complemented by wooden sash windows. A rear single storey extension creates the hub of the home, with a fabulous open plan dining kitchen offering spacious, flexible accommodation and a modern kitchen incorporating roof lights filling the space with natural light. A modern shaker style kitchen includes an integrated oven, microwave, induction hob, fridge freezer, and slimline dishwasher. There is a generous walk-in pantry, separate utility room with rear door access, and sliding patio doors direct onto the garden. The first-floor features two double bedrooms and a smaller bedroom/home office. The modern bathroom is fitted with a bath, shower cubicle, and vanity wash basin. The WC is located separately. On the second floor is a further two double bedrooms, generous in size, both with Velux windows and storage within the eaves. Externally, the house stands proud with a gated entrance and attractive front garden. To the rear is a south facing enclosed garden, predominantly laid to lawn, complemented by established planting and stone wall. To the far end of the garden is access to the detached garage and secure gate located on Conduit Lane. An incredibly popular and convenient location close to Sheffield University, which can be easily accessed within a short walk. Crookes offers fashionable cafés, pubs, restaurants and shops, which can be found within half a mile and Sheffield City Centre is just over 1 mile away. Sheffield Royal Hallamshire Hospital, Children's Hospital and Weston Park are all within short distance.





- Victorian Semi-Detached Property
- 5 Bedrooms & 2 Bathrooms
- Ground Floor Rear Extension to Kitchen
- Fabulous Open Plan Dining Kitchen
- Generous Size with 2460sq.ft over 3 Floors

- Combination Boiler & Solar Panels
- Attractive South Facing Rear Garden
- Garage at the Rear & Generous Cellar
- Freehold & No Onward Chain
- Council Tax Band C, EPC TBC





# 5 SPRING HILL

APPROXIMATE GROSS INTERNAL AREA = 181.1 SQ M / 1949 SQ FT

CELLAR = 24.0 SQ M / 258 SQ FT

GARAGE = 23.5 SQ M / 253 SQ FT

TOTAL = 228.6 SQ M / 2460 SQ FT

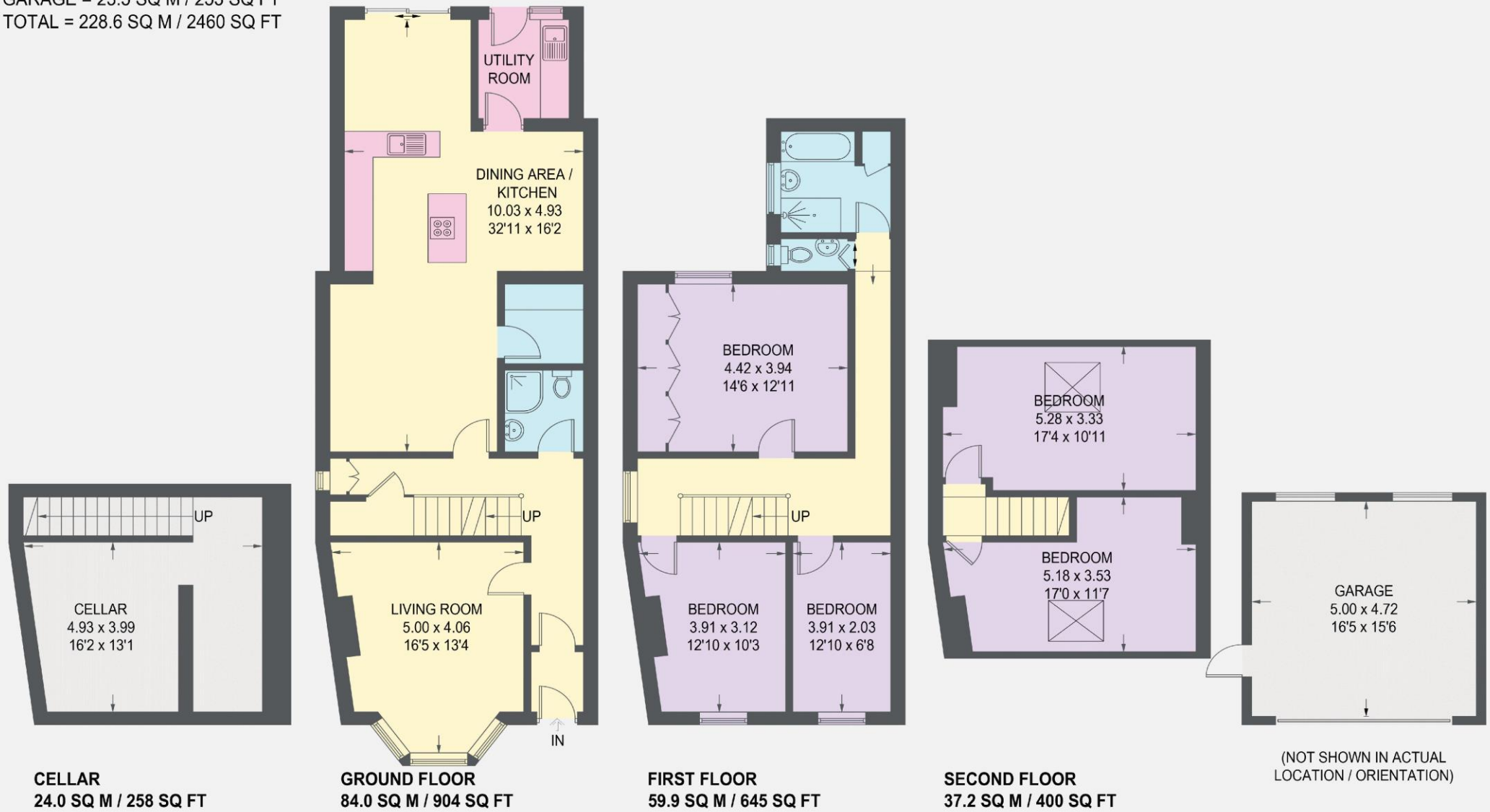


Illustration for identification purposes only, measurements are approximate, not to scale.



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