







10 Bingham Park Crescent

Greystones • Sheffield • S11 7BH

Guide Price £380,000 - £400,000

Effectively extended 3 double bedrooms semi detached property located on a sought-after, treelined crescent in Greystones. Generously proportioned flexible accommodation which benefits from landscaped front and rear gardens, driveway, combination gas central heating and double glazing. Offering great potential for a family home within catchment area for reputable schools. Requires general updating. No onward chain. The property enters through a tiled porch and inner uPVC door to a welcoming hallway. The dual aspect open plan living space features a bay fronted lounge with fireplace, adjoining a dining area which overlook the rear garden, providing direct access through sliding patio doors. The rear extension creates a light and airy dining kitchen fitted with wooden units, complementary worktops and integrated oven with electric hob. There is rear door access to the garden and stairs descending to an impressive cellar providing useful storage and housing the combi boiler. The first-floor landing features a generous window and loft access. Comprising of 3 generously proportioned double bedrooms, 2 of which incorporate built in bedroom furniture. The bathroom is equipped with 3-piece suite, fully tiled walls and heated towel rail with a shower located separately. Externally a landscaped front garden creates a great first impression alongside the driveway. At the rear a tiled balcony with steps descend to a stone patio and landscaped lawn bordered by an array of established, colourful planting, with potting shed. Bingham Park Road is a popular road, well-placed for local shops and amenities, highly regarded local schools, nearby parks including Bingham and Endcliffe Park, a woodland walk to Forge Dam, further recreational facilities, public transport, and access to the city centre, hospitals, universities, and the Peak District.





- Effectively Extended Semi-Detached House
- 3 Double Bedrooms
- Dual Aspect Open Plan Living Space
- Spacious Dining Kitchen & Cellar
- Sought After Location Close to Bingham Park
- Catchment Area for Reputable Schools
- Attractive Landscaped Front & Rear Gardens
- Driveway Providing Off Street Parking
- Leasehold TBC £2.50 every 6 months
- Council Tax Band C, EPC TBC

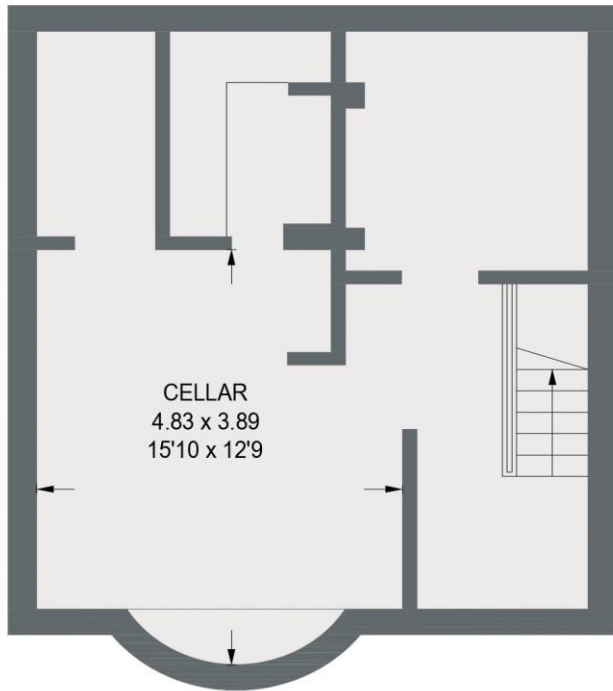


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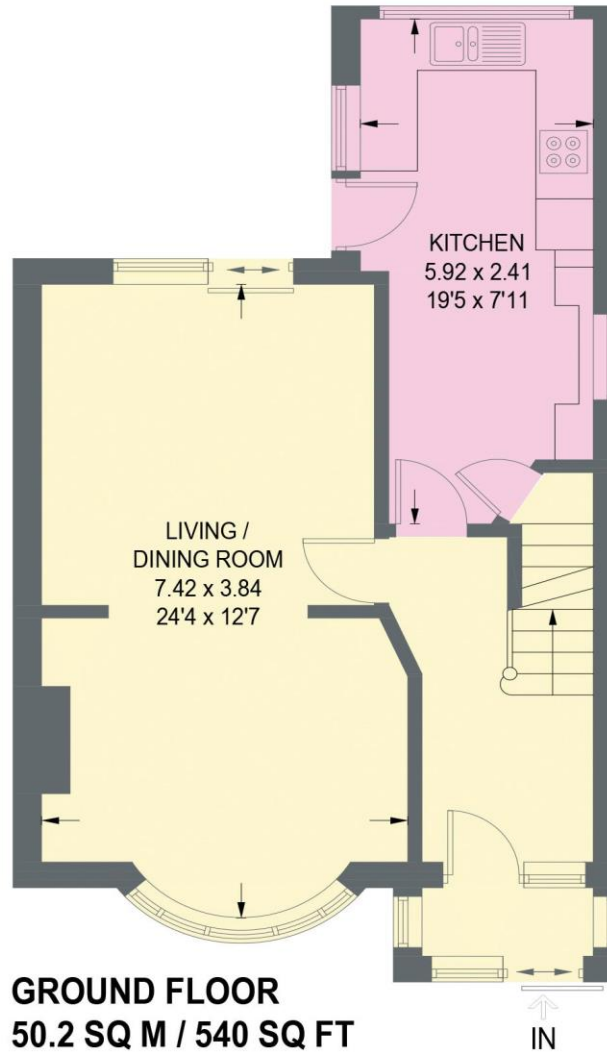
APPROXIMATE GROSS INTERNAL AREA = 96.6 SQ M / 1039 SQ FT

CELLAR = 39.1 SQ M / 421 SQ FT

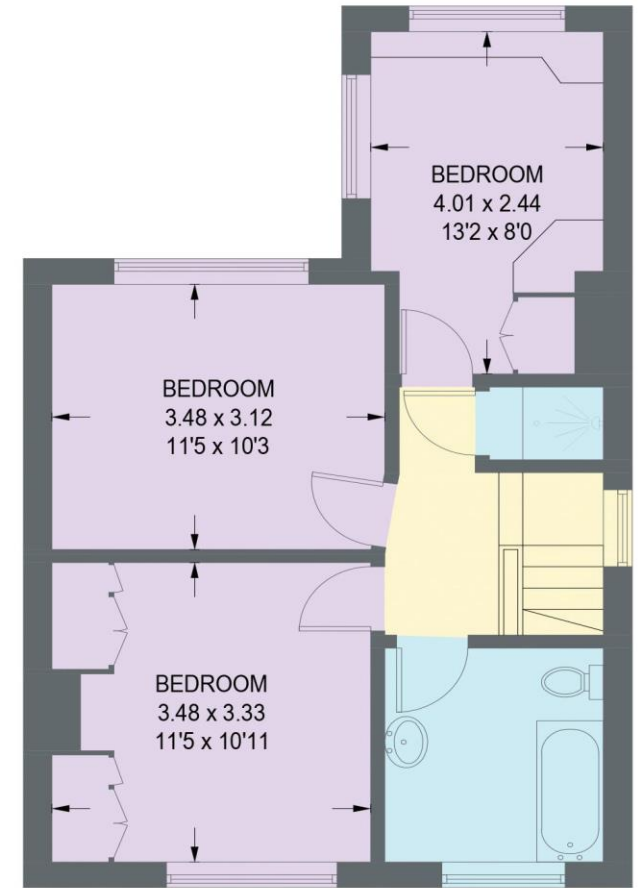
TOTAL = 135.7 SQ M / 1460 SQ FT



CELLAR
39.1 SQ M / 421 SQ FT



GROUND FLOOR
50.2 SQ M / 540 SQ FT



FIRST FLOOR
46.4 SQ M / 499 SQ FT

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk [haushomes.co.uk](https://www.haushomes.co.uk)

0114 276 8868