



Studfield Crescent, Wisewood, S6

Asking Price £160,000

- NO CHAIN
- DOUBLE GLAZED THROUGHOUT AND PARTIALLY CENTRAL HEATED
- FREEHOLD
- IN NEED OF MODERNISATION - GREAT RENOVATION POTENTIAL
- BEAUTIFULLY MAINTAINED GARDENS TO THE FRONT AND REAR
- OFF ROAD PARKING
- SPACIOUS THREE BEDROOM END OF TERRACED PROPERTY
- COUNCIL TAX BAND A - £1512.43

Studfield Crescent, Wisewood, S6

NO CHAIN - SUPERB RENOVATION POTENTIAL - Whilst in need of modernisation, this sound and much loved family home holds bags of potential for the lucky buyer. Benefiting from spacious rooms throughout, a drive providing off road parking and well maintained front and rear gardens. The property is located in the sought after S6 postcode with easy transport links into Hillsborough and beyond. Briefly comprising of; Entrance hallway; Large lounge, with feature fireplace; Dining kitchen; Under Stairs pantry area; Downstairs wc; Rear entrance porch; Stairs rising to the first floor; Three good sized bedrooms; Family bathroom; Lovely gardens to the front and rear;



Council Tax Band: A



ENTRANCE

Accessed via a couple of steps from the side of the property. A part glazed entrance door opens to the hallway with; Carpet flooring; Central heating radiator; Stairs rising to the first floor; Obscure glazed internal door opening to the lounge;

LOUNGE

This spacious reception room has; Feature fireplace with gas fire insert; Three leaded double glazed windows to the front elevation and one to the side, all casting great natural light to the room; Central heating radiator; Ceiling light point; Picture rails; Coving; Obscure glazed internal door to the kitchen diner;

KITCHEN DINER

Comprising of; A range of light coloured wall, base and drawer units, with oak effect roll top work surfaces; Tiled splash backs; One and half sink and drainer with mixer tap; Built in oven and four ring gas hob; Space and plumbing for washing machine; Central heating radiator; Vinyl flooring; Two uPVC double glazed windows to the rear elevation; Half obscure glazed door to the rear lobby area;

REAR LOBBY

Having; Solid doors to the downstairs WC and one to the under stairs pantry; Vinyl flooring; Half obscure glazed door to the rear porch;

UNDER STAIRS PANTRY

This double sided room would be an ideal space to create a spacious utility room if required.

DOWNSTAIRS WC

With; Vinyl flooring; WC; Obscure double glazed window to the side elevation; Wall mounted boiler; Ceiling light point;

REAR PORCH AREA

Currently used as the main entrance to the property. This lovely light space has;

uPVC double glazed windows to three aspects; Ceiling light point; Painted brickwork walls; Vinyl flooring;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A spacious primary bedroom with; Cast iron open fireplace with tiled surround; Mirror doored wardrobe storage; Built in storage cupboard; Carpet flooring; Ceiling light point; Picture rails; Two leaded double glazed uPVC windows to the front elevation;

BEDROOM TWO

A further double bedroom having; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Picture rails;

BEDROOM THREE

Bedroom three consists of; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Picture rails;

FAMILY BATHROOM

Comprising of; Bath, with wall mounted shower attachment; WC; Pedestal wash basin; Ceiling light point; Central heating radiator; Obscure double glazed window to the rear elevation;

DRIVE

Providing off road parking;

FRONT GARDEN

Predominantly laid to lawn with mature planting to the borders; Manicured hedge to the front border; The side path provides access to the primary entrance door;

REAR GARDEN

A couple of steps lead up from the side drive to the rear garden and to the porch

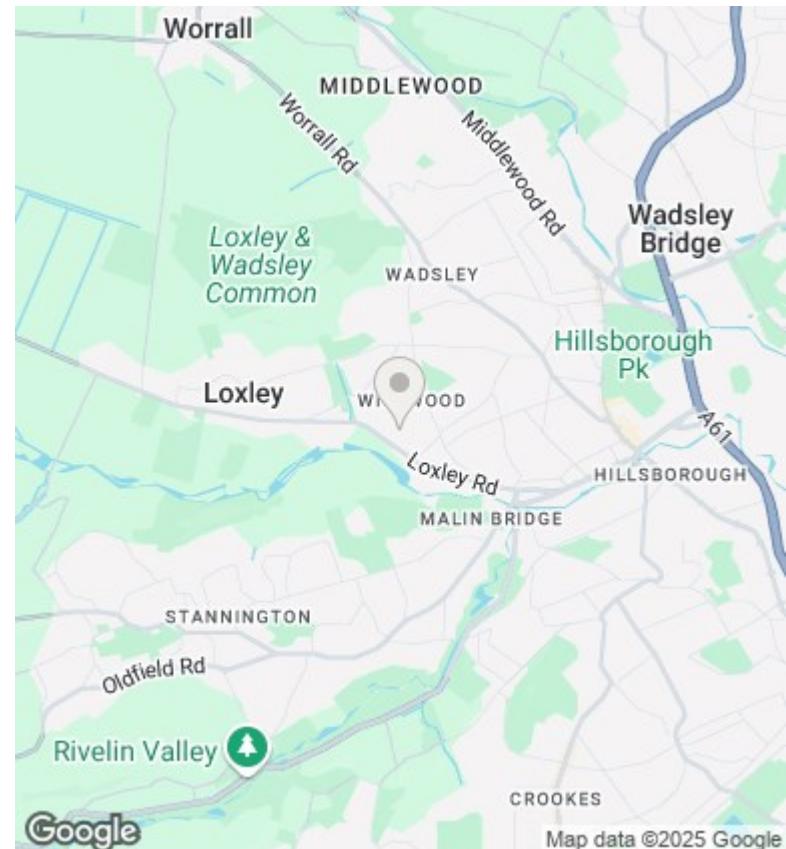
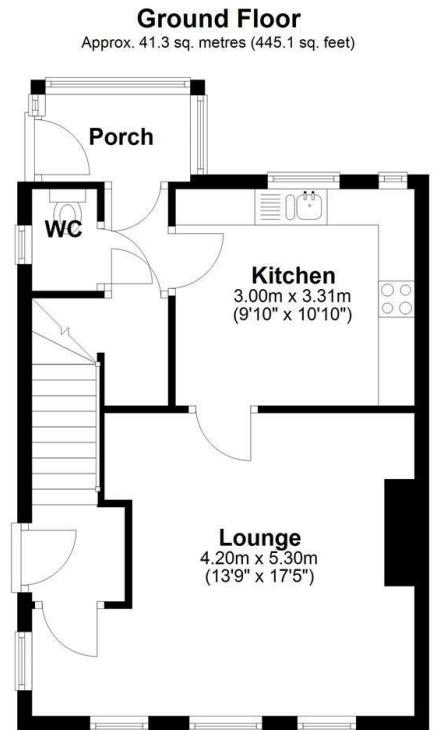
access. The garden has; A good sized patio to enjoy the sun throughout the day; Steps with a handrail lead down to the lawn area which has beautiful mature planted borders, offering an abundance of flowers; A garden shed with a potting area behind; Brickwork border to one side and iron railings to the bottom border, giving views of the woodland beyond;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		