UNITED UH HOMES







Crumpsall Road, Shirecliffe, S5

Asking Price £184,000

- NO CHAIN - FREEHOLD PROPERTY
- GREAT THREE BEDROOM FAMILY HOME
- LOVELY FRONT & REAR GARDENS
- GARAGE AND DRIVE PROVIDING OFF ROAD PARKING
- DUAL ASPECT LOUNGE WITH PATIO DOORS TO REAR GARDEN
- LIGHT & AIRY DINING ROOM & KITCHEN
- DOWNSTAIRS WC
- THREE BEDROOMS & FAMILY BATHROOM
- COUNCIL TAX BAND B - £1,578.10

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** NO CHAIN ** Charming 3-Bedroom Family Home with Huge Potential. This much-loved three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to create their ideal living space. Set within beautifully maintained front and rear gardens, the property combines solid foundations with exciting scope for modernisation. Inside, you'll find a welcoming hallway, a bright dual-aspect lounge, separate dining room, and a well-proportioned kitchen. Upstairs features three bedrooms and a family bathroom with separate shower. Further benefits include a garage and block-paved driveway providing off-road parking, plus a highly convenient location close to the Northern General Hospital, local amenities, and excellent transport links. A rare chance to secure a well cared for home in a sought-after area, ready to make your own.

3 1 2 D

Council Tax Band: B





PORCH
Double leaded doors open into a entrance porch, featuring tiled flooring, a classic dado rail, and ceiling lighting. A glazed internal door leads through to the main hallway, creating a welcoming first impression.

ENTRANCE HALLWAY
A generous entrance hallway sets the tone for the home, featuring carpeted flooring, a central heating radiator, and elegant period touches including a ceiling rose, coving, dado rails, and part-panelled walls. Practicality is well catered for with an understairs storage area and additional cupboard, while doors lead to the lounge and dining room. A short flight of stairs provides access to the downstairs WC, before continuing to the first-floor landing.

LOUNGE
A spacious and light-filled dual aspect lounge featuring a double glazed bay window to the front and sliding patio doors opening onto the garden. The room centres around a charming gas fire with feature fireplace, complemented by carpeted flooring, a ceiling rose, coving, and dado rails. A central heating radiator ensures comfort, making this an ideal space for both relaxing and entertaining.

DINING ROOM
The dining room offers a warm and characterful setting, featuring carpet flooring, panelled walls, and decorative detailing including a ceiling rose, coving, and dado rails. Natural light flows in through a uPVC double glazed window overlooking the garden, enhancing the space. Further benefits include a central heating radiator, ceiling light, two wall light points, and a wall-mounted boiler. A glazed internal door provides direct access to the kitchen, creating a practical and connected layout.

KITCHEN
The galley-style kitchen is fitted with a range of cream wall, base, and drawer units complemented by dark wood-effect worktops, creating a practical and stylish workspace. It includes a single sink and drainer, integrated four-ring ceramic hob with wall-mounted oven, and a recess for a microwave, alongside space for a washing machine, tumble dryer, under-counter fridge, and freezer. Natural light floods the room via double glazed windows to three aspects, enhancing its bright and airy feel. Additional features include wood-effect flooring, two ceiling light points, and a central heating radiator. A glazed door provides direct access to the rear garden, ideal for everyday convenience and outdoor living.

DOWNSTAIRS WC
Positioned a short flight of stairs up from the hallway, the downstairs WC is neatly appointed and finished with fully tiled walls and carpet flooring. It includes a WC, ceiling light point, and an obscure double glazed window to the front elevation, providing natural light while maintaining privacy. The staircase then continues upward to the first-floor landing.

BEDROOM ONE
Bedroom One is a well-proportioned main bedroom, benefitting from fitted wardrobe storage for excellent practicality. Two uPVC double glazed windows overlook the rear garden, allowing plenty of natural light into the room. Additional features include a central heating radiator, ceiling light point, and coving, creating a bright and comfortable retreat.

BEDROOM TWO
Bedroom Two is a well-presented double room featuring built-in wardrobe storage and carpet flooring. A uPVC double glazed window to the rear elevation provides pleasant natural light, while a central heating radiator ensures year-round comfort. The room is completed with a ceiling light point, dado rails, and coving, adding subtle character and charm.

BEDROOM THREE
Bedroom Three offers a flexible space, ideal as a bedroom, home office, or nursery, and includes fitted storage for added practicality. A uPVC double glazed window to the front elevation brings in natural light, while a central heating radiator ensures comfort. The room is finished with a ceiling light point and coving, providing a neat and well-presented feel.

FAMILY BATHROOM
Spacious family bathroom featuring a panelled bath, separate shower enclosure with screen, vanity unit with wash basin, WC, and fully tiled walls. Includes carpet flooring, ceiling light, coving, central heating radiator, and obscure double-glazed front facing window for privacy.

LANDING & STAIRS
Stairs and landing featuring fitted carpet flooring, a spindle handrail with balustrade, and a uPVC double-glazed window providing natural light. Additional features include coving, a ceiling light point, and dado rails. Access to the loft is via a hatch with ladder, leading to a partially boarded loft space equipped with power and lighting, and housing the hot water tank.

GARAGE
Accessed via a block-paved driveway, the garage is fitted with an up-and-over door, power and lighting. It also benefits from a window and a door providing access to the rear garden.

FRONT GARDEN
Beautifully maintained, featuring a raised lawn with mature planted borders. Steps with a handrail lead to the front entrance door, complemented by outdoor lighting.

REAR GARDEN
The charming enclosed rear garden features attractive mature planting, a paved seating area, and a lawn. Shallow steps with a handrail rise from the garage to the rear entrance door, with fence borders to three sides.

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.
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Hotpoint



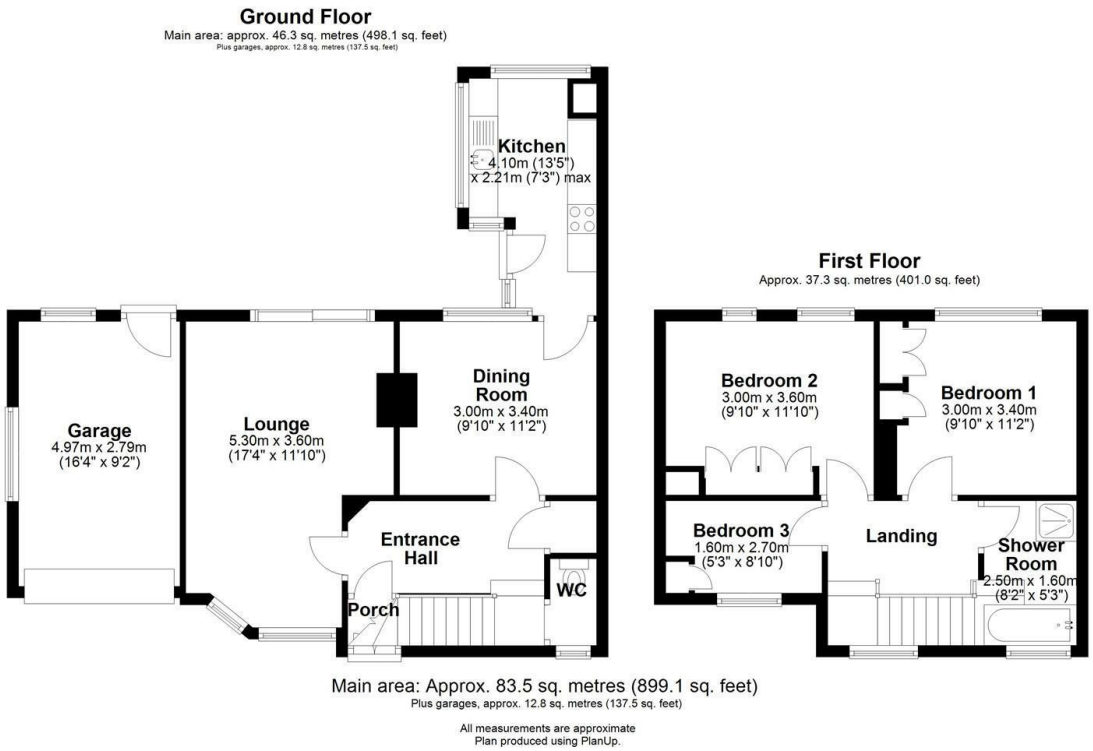






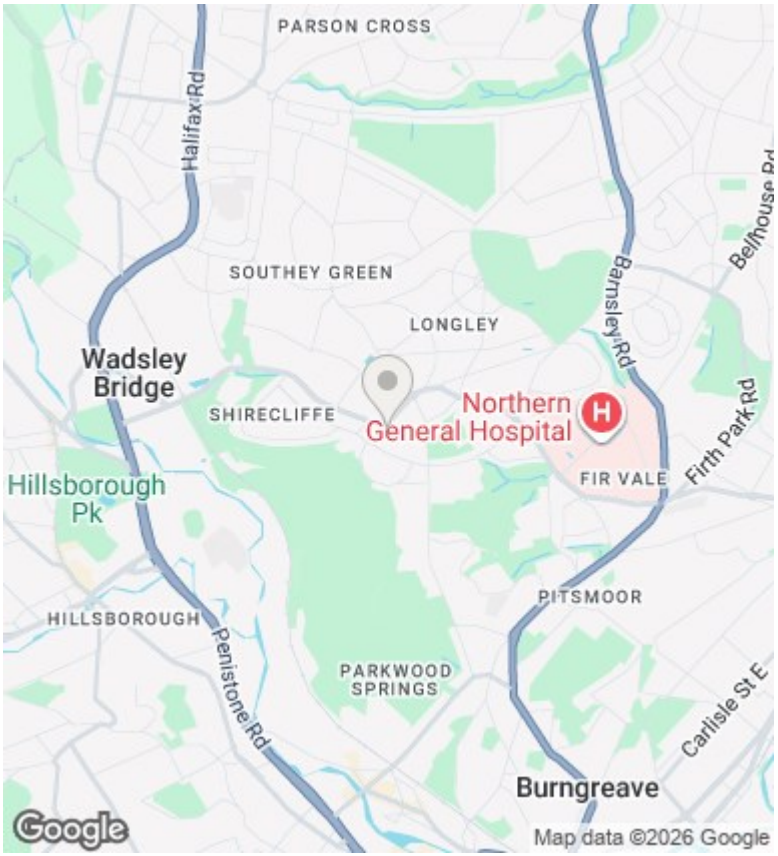






Main area: Approx. 83.5 sq. metres (899.1 sq. feet)
Plus garages, approx. 12.8 sq. metres (137.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



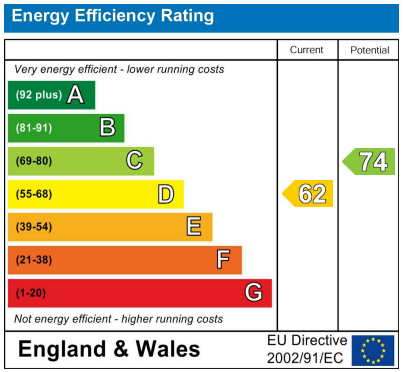
Directions

Viewings

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

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