



44B Standon Crescent, Sheffield, S9 1PP

£895 Per Month

- THREE DOUBLE BEDROOMS
- GOOD SIZED GARDEN
- GREAT MOTORWAY ACCESS
- RENT £895
- COUNCIL TAX BAND B - £1,948.59
- SPACIOUS ROOMS THROUGHOUT
- OFF ROAD PARKING & GARAGE
- GOOD TRANSPORT LINKS
- BOND - £1032

44B Standon Crescent, Sheffield S9 1PP

A good-sized family home with an upside-down layout, offering versatile and well-proportioned accommodation throughout. The lower level comprises three double bedrooms, while the upper level features a spacious kitchen/diner and a separate lounge, ideal for modern family living.

Externally, the property benefits from a good-sized, private and secure rear garden, along with off-road parking and a single garage. The home also enjoys excellent motorway access, making it ideal for commuters.

The property briefly comprises of an entrance porch to the upper level, lounge and kitchen/diner and wc. Stairs lead down to the lower-level landing, which provides access to the primary bedroom with en-suite shower room, two further double bedrooms with patio doors opening onto the enclosed garden and the family bathroom.



Council Tax Band: B



ENTRANCE PORCH

Accessed via a part-glazed uPVC entrance door, the welcoming porch benefits from carpeted flooring, recessed spotlights, and a security alarm system. Solid internal doors lead to the WC and the generously sized lounge.

WC

Fitted with a pedestal wash hand basin with mixer tap and a low-level WC. The room benefits from fully tiled walls, vinyl flooring, recessed spotlights, an extractor fan and a central heating radiator. An obscure double-glazed uPVC window to the side elevation provides natural light while maintaining privacy.

LOUNGE

A good-sized lounge featuring a front-facing uPVC double-glazed window, carpeted flooring and central heating radiators. The room provides access to the kitchen/diner and the staircase leading to the lower level accommodation, comprising of three bedrooms and the family bathroom.

KITCHEN/ DINER

A spacious kitchen fitted with sleek white wall and base units complemented by black marble-effect worktops and tiled splashbacks. Features include an integrated sink and drainer with mixer tap, an integrated electric oven with a four-ring gas hob and extractor fan above, and a freestanding fridge/freezer and washing machine.

The dining area provides ample space for a dining table and chairs, making it ideal for family meals and entertaining. The kitchen benefits from vinyl flooring, while the dining area is finished with carpet flooring. Rear-facing uPVC double-glazed windows and a Velux window allow an abundance of natural light to flood the space, further enhanced by recessed spotlights.

STAIRS & LOWER LEVEL LANDING

Carpeted stairs with a wooden banister and handrail lead to the lower level landing, providing access to all three double bedrooms and the family bathroom. Solid doors lead to each room, as well as a useful storage cupboard. The landing benefits from high ceilings, a ceiling light point, and a central heating radiator.

BEDROOM ONE

A large double bedroom benefiting from two rear-facing uPVC double-glazed windows, allowing plenty of natural light to fill the room. Features include carpeted flooring, central heating radiators and ceiling light points. A solid door provides access to the en-suite shower room.

EN-SUITE SHOWER ROOM

En-Suite Shower Room – A spacious, fully tiled en-suite shower room fitted with a raised corner shower enclosure with glass screens and a wall-mounted electric shower. The suite also comprises a pedestal wash hand basin with mixer tap and a low-level WC. Additional features include a heated towel rail, recessed spotlights, and an extractor fan.

BEDROOM TWO

Spacious double bedroom featuring carpeted flooring, a central heating radiator, and a ceiling light point. uPVC patio doors provide direct access to the garden, allowing for plenty of natural light and offering a pleasant indoor-outdoor connection.

BEDROOM THREE

Another spacious double bedroom featuring carpeted flooring, a central heating radiator, and a ceiling light point. uPVC patio doors provide direct access to the garden, allowing for plenty of natural light and offering a pleasant indoor-outdoor connection.

FAMILY BATHROOM

A spacious, fully tiled family bathroom fitted with a panelled bath featuring a shower over and glass shower screen. The suite also comprises a hand wash basin with mixer tap and a low-level WC. Additional features include a heated towel rail, recessed spotlights, and an extractor fan.

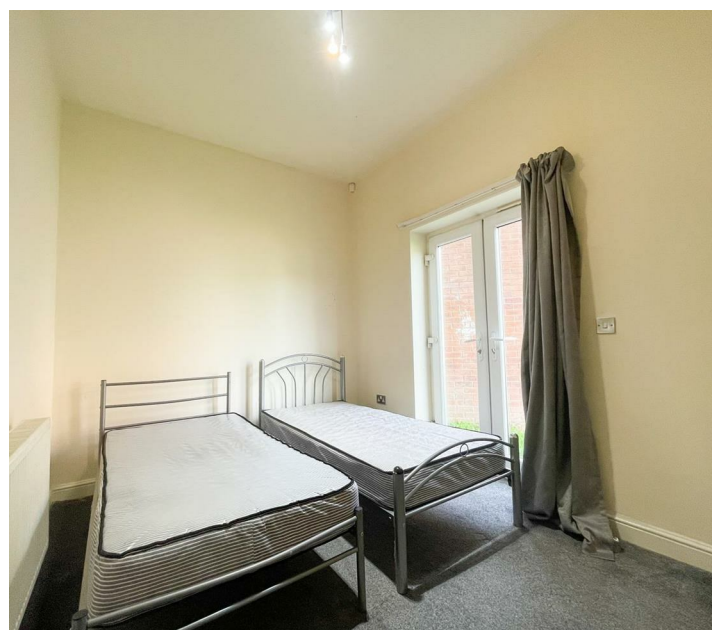
REAR GARDEN

A large, private rear garden predominantly laid to lawn and enclosed by a combination of brick walls and timber fencing, providing a good degree of privacy. A metal gate provides access to steps leading to convenient access to the front of the property.

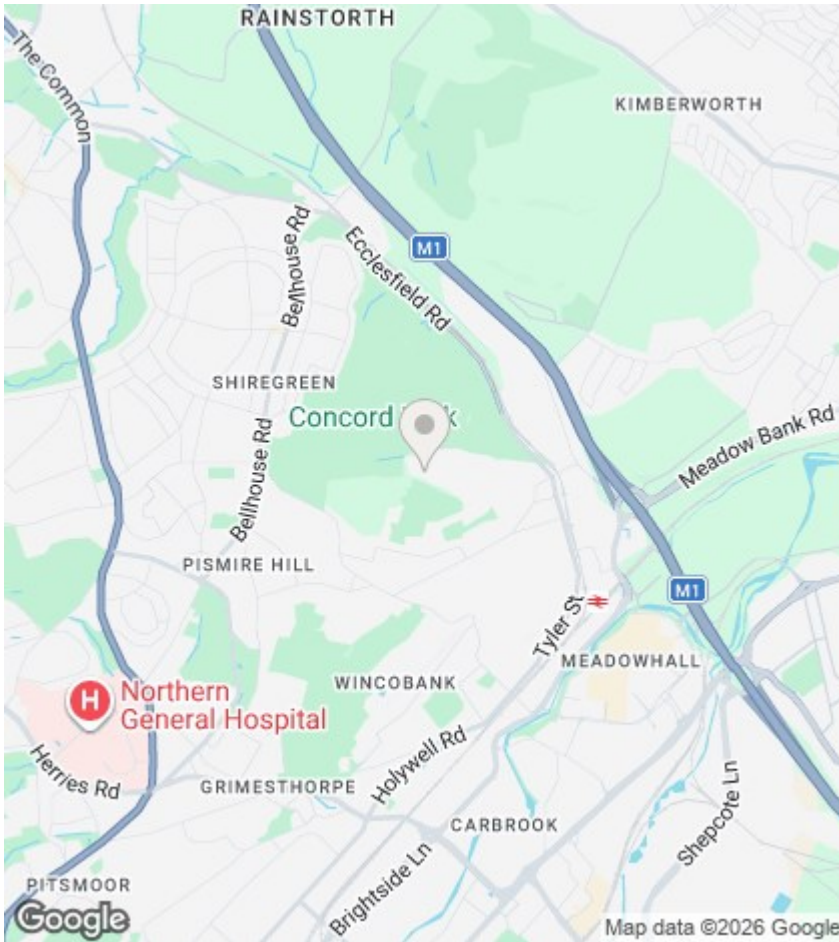
FRONT GARDEN

The property benefits from a laid lawn to the front with access to the rear garden. A paved driveway provides off-street parking and leads to the garage and property

entrance. The garage is a good-sized space, offering useful storage or additional parking.







Directions

Viewings

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

EPC Rating:

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