



27 Hazlebarrow Crescent, Sheffield, S8 8AN

Saxton Mee



# 27 Hazlebarrow Crescent

Offers In The Region Of

## £160,000

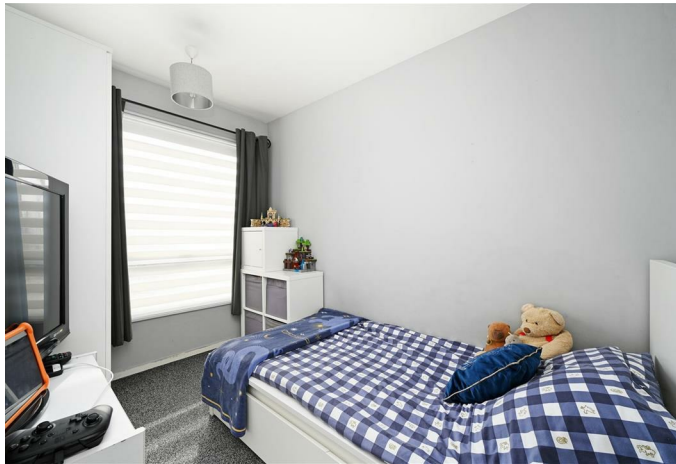
This well appointed and attractively presented three bedroomed end town house is the perfect opportunity for a first time buyer, young family or investor with the property standing within this popular residential development close to St James Retail Park, Graves Leisure Centre and nearby schooling.

Offering gas central heating via a Baxi central heating boiler which was fitted around 2020 and having the benefit of a new kitchen and bathroom around 2019 along with a new front door, the accommodation briefly comprises of : reception hall, useful walk in store, well equipped dining kitchen with integrated appliances and sliding patio door to the garden, good size living room with picture window. First floor landing with three good size bedrooms (two of which have built in wardrobes), superb bathroom.

Attractively set out fully enclosed rear garden with patio and lawn along with a favoured westerly aspect. Off road parking to the front.



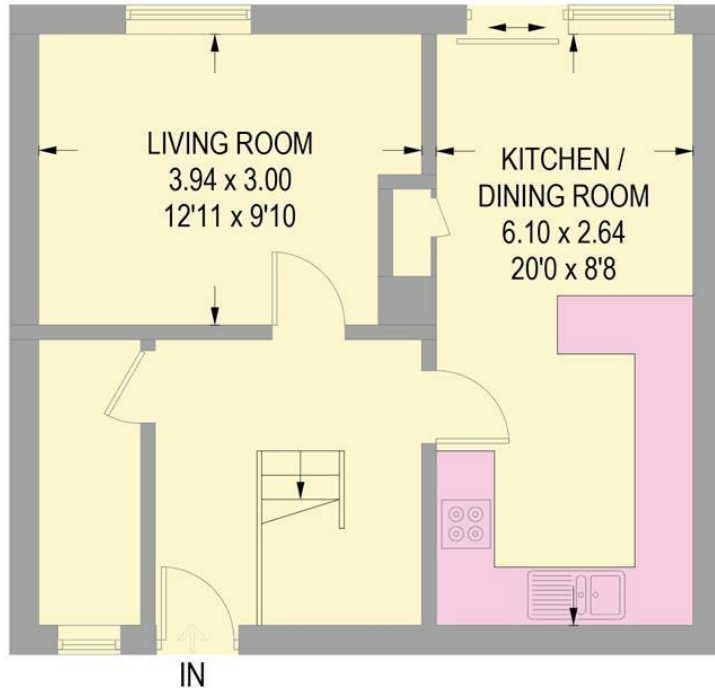
- Well appointed three bedroomed end town house
- Popular and convenient location
- Nicely presented with new kitchen and bathroom in 2019
- New Baxi gas fired combination boiler in 2020
- Enclosed westerly facing lawned rear garden with patio
- Three good size bedrooms
- Perfect for a FTB, young family or landlord
- EPC: C
- Tenure: Freehold
- Council Tax Band : A



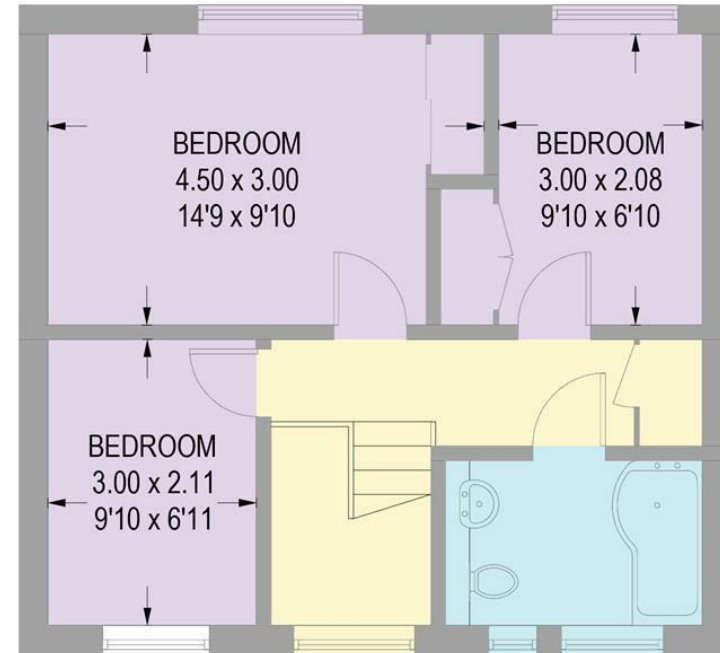


## 27 HAZEL BORROW CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 82.5 SQ M / 888 SQ FT



**GROUND FLOOR**  
**41.4 SQ M / 446 SQ FT**



**FIRST FLOOR**  
**41.1 SQ M / 442 SQ FT**

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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