

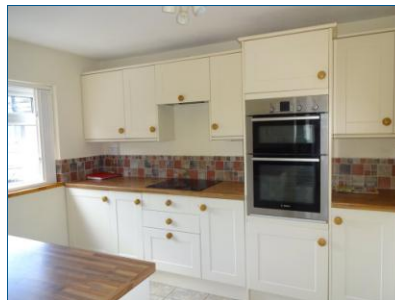


45 Woodbank Crescent

Meersbrook , S8 9EF

Located on this quiet little known backwater in the heart of Meersbrook is this substantial four bedroomed, extended period semi detached family home. Standing in an elevated position with commanding views Langdale Villas offers very deceptive accommodation carefully laid out over three floors with potential to convert the basement to create further accommodation. With ample off road parking, no chain and ease of access to the city centre and all of Meersbrook's amenities including the well regarded park. Offering spacious and period accommodation throughout that will appeal to the growing family, viewing comes highly recommended and in brief the property comprises spacious hallway, sitting room, dining room, breakfast room, fitted kitchen, basement, four generous bedrooms and family bathroom. Outside delightful gardens, stunning views and parking.

£209,950



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WHITEHORNE



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ENTRANCE HALL A panelled front entrance door with glazed oval top section gives access to a spacious reception hall way, coving to the ceiling, staircase to the first floor with handrail to the right hand side. The inner reception hall way has a panelled door giving access to a back dining room.

DINING ROOM 13' 5" x 13' 5" (4.09m x 4.09m) There is a double banked central heating radiator, deep skirting boards, rear facing uPVC sealed unit double glazed mock sash picture window, telephone point, coving to the ceiling and a decorative central ceiling rose. There is a chimney breast which is used at present for decorative purposes with a tiled hearth.

SITTING ROOM 12' 5" x 13' 0" (3.78m x 3.96m) A panelled original door off from the dining room gives access to the front sitting room. There is a deep original skirting boards, television aerial point, double banked central heating radiator and twin front facing sealed unit double glazed hardwood mock sash picture windows. There is a central ceiling rose and coving to the ceiling. A well presented and proportioned second reception room.

BREAKFASTING ROOM 9' 9" x 10' 9" (2.97m x 3.28m) A panelled original door gives access to a breakfasting room. There is tiled flooring, central heating radiator, glazed and lockable rear entrance door which in turn gives access out to the delightful rear terrace area situated beyond. There is a further side facing uPVC sealed unit double glazed mock sash picture window and opening off from the breakfasting room is a large kitchen

EXTENDED KITCHEN 9' 6" x 12' 6" (2.9m x 3.81m) The tiled flooring continues through into the kitchen. There is a side facing uPVC sealed unit double glazed picture window which enjoys stunning views and aspects sweeping down towards central Sheffield. The kitchen has been refurbished with an excellent range of modern wall and base units complimented by wood effect roll top work surfaces and tiled splash backs. There is an integrated Bosch double electric fan assisted oven and grill, Logic integrated touch tone Halogen hob with built in extractor canopy and hood situated above. There is a deep stainless steel sink and half and drainer with a mixer tap, integrated Indesit washing machine, integrated Bosch family sized dishwasher and an integrated fridge and freezer. There is a kick electric plumb heater.

A panelled door off from the breakfasting room gives access to the cellars. The cellar head is level with shelving and storage facilities. The cellar itself is split into two main rooms with the original stone keeping slab and houses both gas and electricity meters.

The first floor landing has a double banked central heating radiator and a panelled original door gives access to the back bedroom

BEDROOM ONE 10' 0" x 9' 0" (3.05m x 2.74m) A generous sized bedroom which has a side facing uPVC sealed unit double glazed picture window which takes full advantage of the stunning views and aspects sweeping out over central Sheffield. There is a wall mounted Feroli gas combination central heating boiler and an additional rear facing uPVC sealed unit double glazed frosted picture window

BATHROOM 10' 10" x 6' 0" (3.3m x 1.83m) A panelled original door gives access to a delightful family bathroom. There is a low flush WC, pedestal wash and basin and a panelled and tiled surround bath with electric shower situated over. There is a double banked central heating radiator, part tiled walls and coving to the ceiling.

BEDROOM TWO 11' 0" x 7' 6" (3.35m x 2.29m) A panelled door gives access to the back second bedroom. There is a double banked central heating radiator, side facing uPVC sealed unit double glazed picture window and coving to the ceiling.

BEDROOM THREE 12' 0" x 16' 9" (3.66m x 5.11m) A panelled original door gives access to front bedroom three. There is a central heating radiator, telephone point, television aerial point and a front facing uPVC sealed unit double glazed hardwood mock sash picture window and coving to the ceiling. An extremely well presented and proportioned double bedroom

A panelled door and staircase give access to the second floor with handrail to the right hand side.

BEDROOM FOUR 12' 7" x 16' 7" (3.84m x 5.05m) A superb studio double bedroom which has exposed beam work, double banked central heating radiator, eaves access and a side facing sealed unit double glazed mock sash picture window which takes full advantage of the stunning views and aspects sweeping out over Ranmoor, Fulwood and down towards central Sheffield. A pleasant light, bright and spacious double bedroom which has a television aerial point

OUTSIDE To the front of the property is an attractive front forecourt area with steps giving access to the front entrance door.

To the side of the property is a driveway providing hard standing and a farm house style gate which gives access to the rear low maintenance terrace gardens and grounds with attractive raised mature borders.

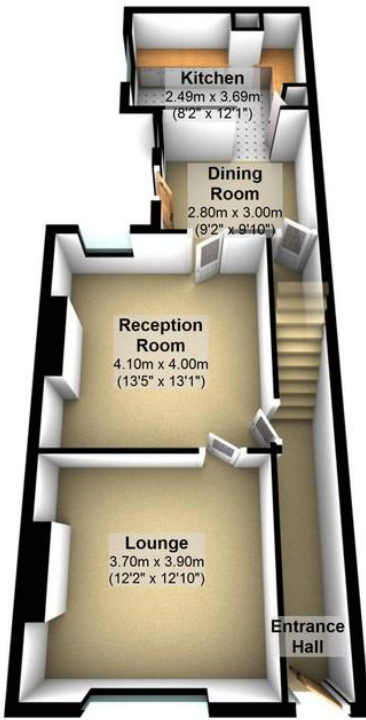
VALUER Andy Robinson





Ground Floor

Approx. 57.6 sq. metres (620.1 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.7 sq. feet)



Second Floor

Approx. 18.8 sq. metres (201.9 sq. feet)



Total area: approx. 125.0 sq. metres (1345.6 sq. feet)

Viewing and Offer Procedure

All enquiries and negotiations through Whitehorne on 0114 2506070. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our mortgage consultants will speak with you to "qualify" your offer.

Sales Particulars

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Items described in these particulars are included in the sale although we cannot verify that they are in working order, or fit for their purpose - the buyer is advised to obtain verification from their solicitor or surveyor. Please note all the measurement details are approximate and should not be relied upon as exact. All plans/maps contained within our brochures are for identification and guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact

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