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**40 Smithy Wood Crescent, Woodseats**

Sheffield

**Guide Price £165,000 - £175,000**

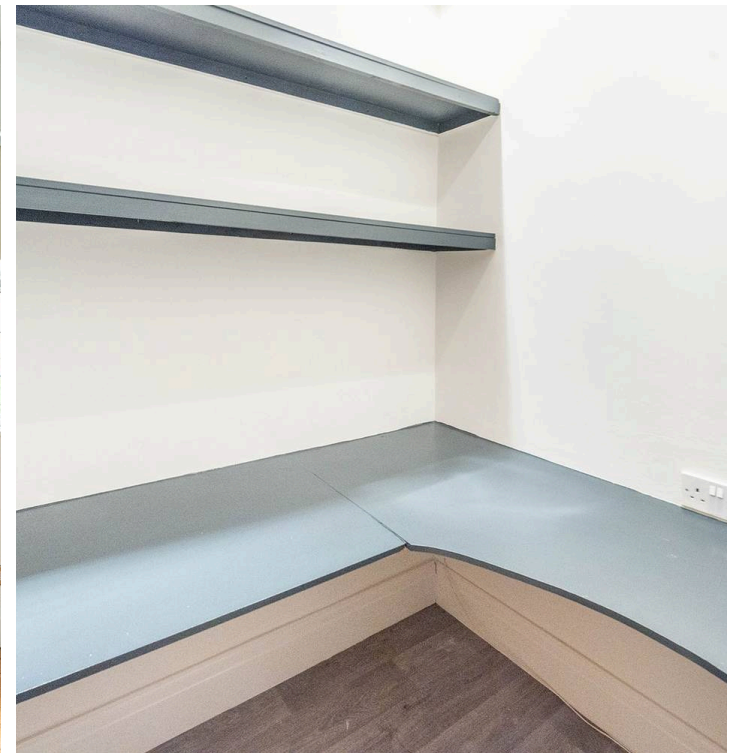


# 40 Smithy Wood Crescent

Woodseats, Sheffield

An absolutely fabulous, bay window, mid, period terrace home. Enjoying some truly spectacular views to the rear that are best enjoyed from the loft room across The Peak District and beyond. Having been tastefully finished by the current vendor with a full professional re-decoration, newly fitted carpets to create this light and spacious feel throughout the three floors of accommodation that total an impressive 917 sq feet. With plenty of original features and numerous unique features including a first floor landing built in work from home office area it's easy to say this property simply must be viewed internally to be fully appreciated and understood. Council Tax band: A Tenure: Leasehold

- STUNNING MID TERRACED PROPERTY AVAILABLE WITH NO UPWARD CHAIN
- INCREDIBLE REAR VIEWS OVER THE MOORS WOODSEATS AND THE PEAK DISTRICT BEST ENJOYED FROM THE LOFT ROOM
- QUIET LITTLE KNOWN ROAD TUCKED AWAY FROM THE HUSTLE AND BUSTLE YET CLOSE TO AMENITIES
- EASIER THAN AVERAGE FRONT PARKING AND PRIVATE REAR GARDEN
- PERIOD BATHROOM SUITE WITH STAND ALONE SLIPPER BATH AND SEPARATE W.C
- RECENTLY FULLY PROFESSIONALLY DECORATED AND CARPETED
- THREE FLOORS OF ACCOMMODATION TOTTALLING AN IMPRESSIVE 917 SQ FEET
- PERFECT FOR THE PROFESSIONAL COUPLE FIRST TIME BUYER OR THOSE LOOKING TO DOWNSIZE
- PLENTY OF POTENTIAL TO FULLY CONVERT THE LOFT ROOM TO A FORMAL BEDROOM AND ADD FUTURE VALUE IF REQUIRED



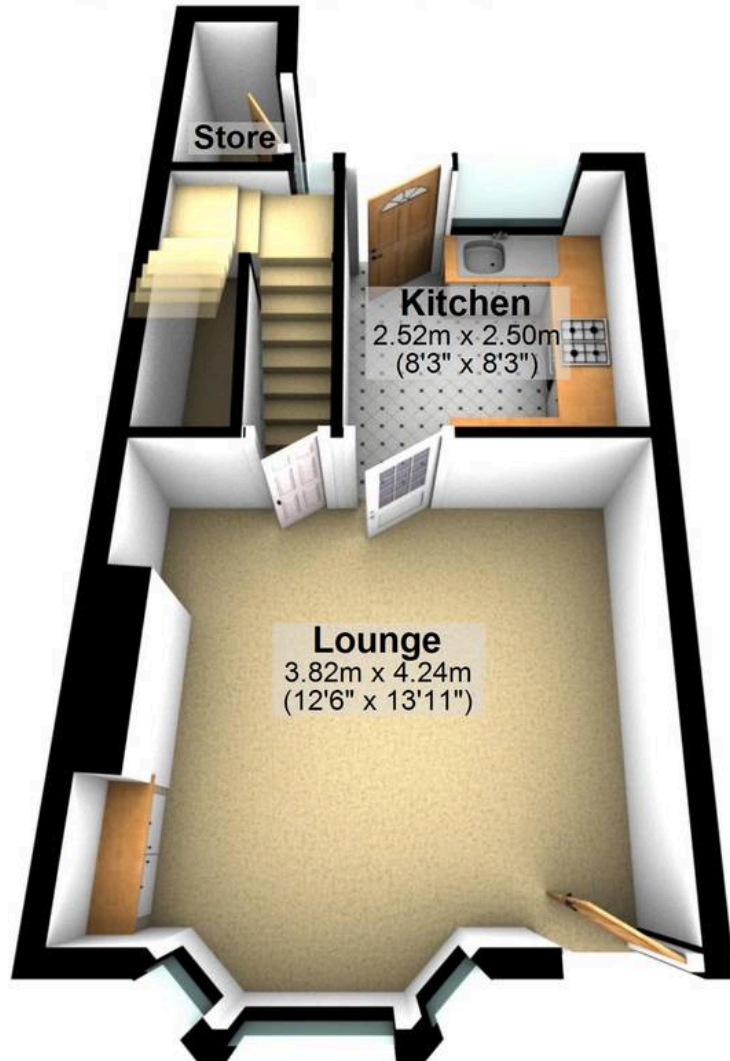






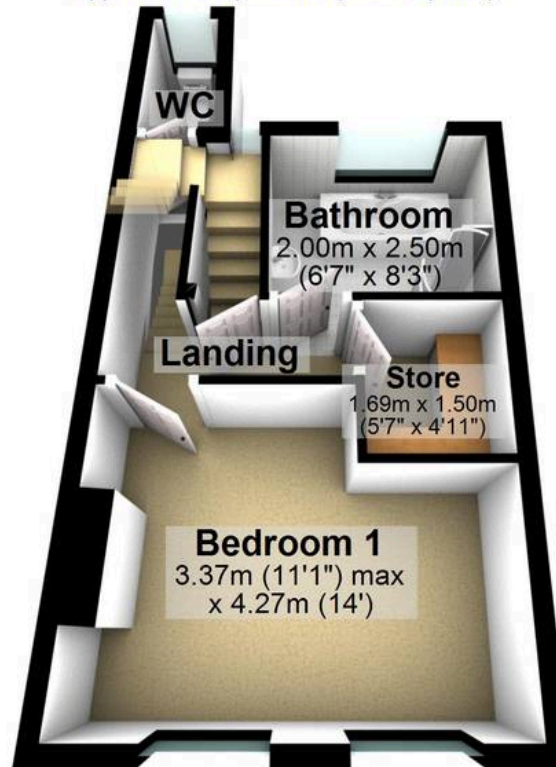
## Ground Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



## First Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



## Second Floor

Approx. 17.0 sq. metres (183.3 sq. feet)



Total area: approx. 75.4 sq. metres (811.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.