



256 Carter Knowle Road, Carter Knowle, Sheffield, S7 2EB

Saxton Mee

256 Carter Knowle Road

Carter Knowle

Guide Price

£450,000

GUIDE PRICE £450,000-£475,000

A well presented, four bedroom/two bathroom semi-detached home within walking distance of first class schools, excellent amenities and regular transport links, for sale with NO CHAIN.

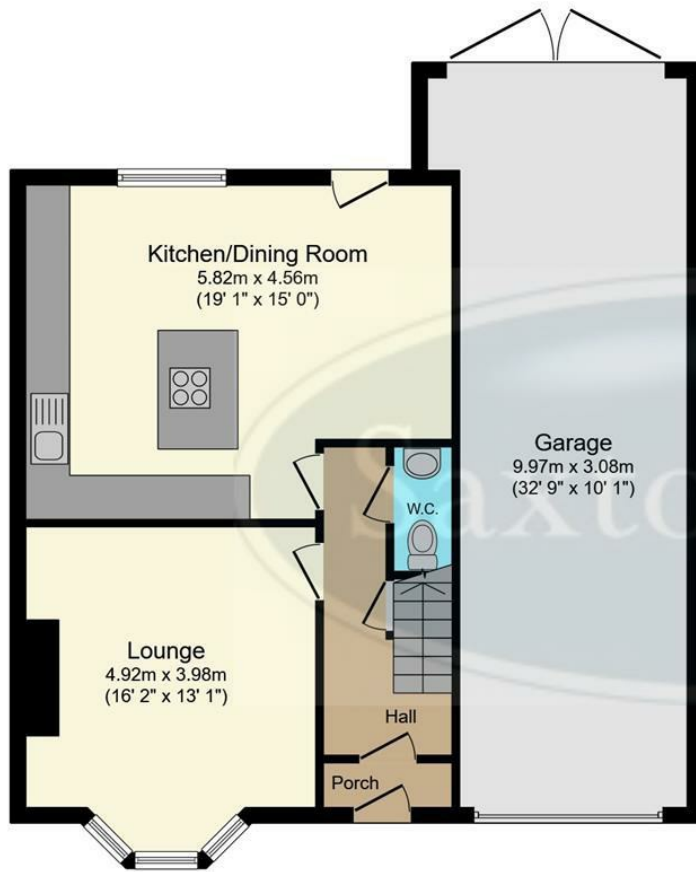
Briefly, the accommodation comprises: Entrance porch, entrance hallway with under-stair WC and storage, bay-windowed living room with log-burner, open-plan kitchen equipped with induction hob and electric oven, integrated fridge-freezer, dishwasher, a microwave combination oven and access to the rear enclosed garden with lawn, seating area and garage access. To the first floor is a sizeable master bedroom with en-suite shower room, second double bedroom, third double bedroom and fourth single bedroom/office, a useful utility room and main bathroom with separate shower and bath, W.C, wash hand basin. Externally there is a double length extra height tandem Garage. This may be accessed by the electric roller garage door from the drive and there are double doors at the back allowing access to the garden.

Carter Knowle is a popular location, close to the fashionable districts of Ecclesall Road and Abbeydale, offering a wealth of popular bars, restaurants, shops and regular bus links. First class schools are within walking distance and in turn excellent outdoor space at Carter Knowle Park and Ecclesall Woods.

- An Ideal Family Home
- Separate Utility Room
- Four Bedrooms/Two Bathrooms
- Open Plan Living Kitchen With Garden Access
- Double length extra height Garage
- Private Rear Garden With Lawn And Patio
- EPC Rating: E
- Council Tax: Band D
- Tenure: Freehold
- Viewing Via Banner Cross Office

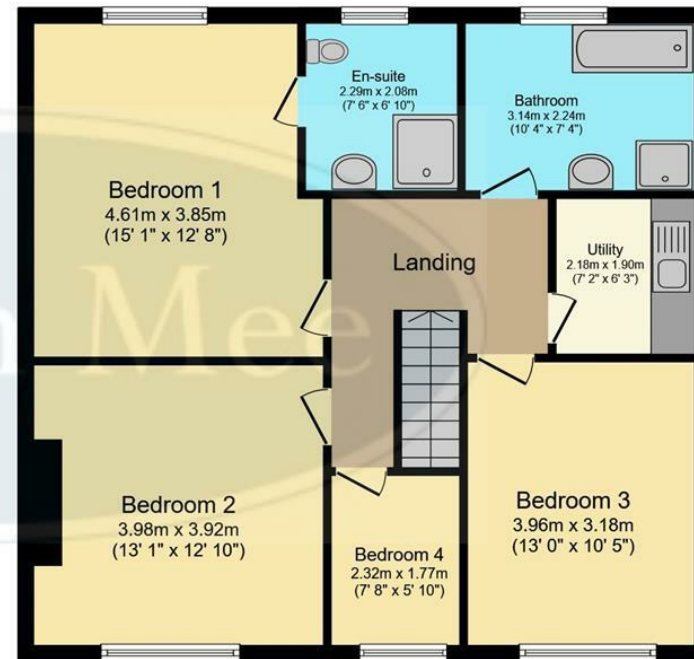






Ground Floor

Floor area 82.8 sq.m. (891 sq.ft.)



First Floor

Floor area 76.7 sq.m. (825 sq.ft.)

TOTAL: 159.5 sq.m. (1,717 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

