



9 Crawshaw Avenue, Beauchief, Sheffield, S8 7DZ

Saxton Mee

# 9 Crawshaw Avenue

## Beauchief

Offers Around

# £395,000

Enjoying a prime position on a quiet cul-de-sac, this spacious and extended three-bedroom detached family home is offered for sale freehold with no chain and immediate vacant possession. The property occupies a superb plot with a long south-facing rear garden, spectacular open views and the rare advantage of backing directly onto open land.

The accommodation includes a welcoming reception hall with cloakroom and WC, a bay windowed lounge with feature fireplace and an extended rear-facing sitting room with feature bay window taking full advantage of the stunning outlook. The kitchen is fitted with a range of units, while the first floor provides two large double bedrooms, a well-proportioned third bedroom with oriel bay window, and a family bathroom with shower above.

Outside, the property is approached by a driveway and front garden leading to a large attached tandem double garage with storage and workshop area. To the rear lies the outstanding long south-facing garden, a perfect space for families and entertaining, together with a useful basement room which would make an ideal study, family room or TV room. The garden backs onto open fields and benefits from private rear pedestrian access into Lady Spring Woods, shared only with neighbouring residents.

Beauchief is one of Sheffield's most sought-after residential areas, well known for its excellent local amenities, reputable schools and easy access to both the city centre and the Peak District. The area offers a welcoming community atmosphere with nearby parks, golf courses and woodland walks, along with a range of shops, cafés and restaurants in neighbouring Abbeydale and Ecclesall. Excellent transport links make it a convenient location for professionals and families alike.

This home offers excellent further potential to modernise and extend, creating a truly exceptional family residence in one of the city's most desirable locations.



- Prime position on a quiet cul-de-sac
- Freehold, spacious extended three bedroom detached house
- For sale with immediate vacant possession and no chain
- Superb long south facing rear garden with spectacular outlook
- The property has further potential to create a fantastic family home
- Two very large reception rooms
- Useful basement room with potential for a variety of uses
- Driveway and large tandem double garage
- Located in the heart of Beauchief close to good amenities, golf courses and sports facilities
- Short drive of the spectacular countryside of the Peak District National Park







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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