



84 Carter Knowle Road, Carterknowle, Sheffield, S7 2DZ

Saxton Mee



# 84 Carter Knowle Road

## Carterknowle

Offers Around

# £320,000

A fantastic opportunity to buy this good size three bedroom semi-detached home well positioned in this sought after location and with a good size level rear garden. Offered for sale with no onward chain and immediate vacant possession. This home is full of potential and ready for the buyer to put their personal stamp on it. Step inside to a welcoming entrance hall which leads into a bay window front room and rear dining room with French windows leading out to the garden, fitted kitchen. On the first floor two double bedrooms, good size third bedroom, bathroom and separate w.c. Landing having access to loft with excellent potential for loft conversion.

Outside the property has a driveway providing off-road parking and front garden. To the rear good sized long rear level garden and ideal area to have a ground floor extension subject to any necessary planning.

A very popular location in an excellent school catchment area including Mercia school, good nearby shops and sports facilities and local parks. Don't miss your chance to view, this could be the one you have been waiting for.

**MERCIA SCHOOL** Since opening in 2018, Mercia has quickly earned an excellent reputation. Its first ever Ofsted inspection (February 2023) awarded it "Outstanding" in all key areas: quality of education; behaviour and attitudes; personal development; leadership and management.



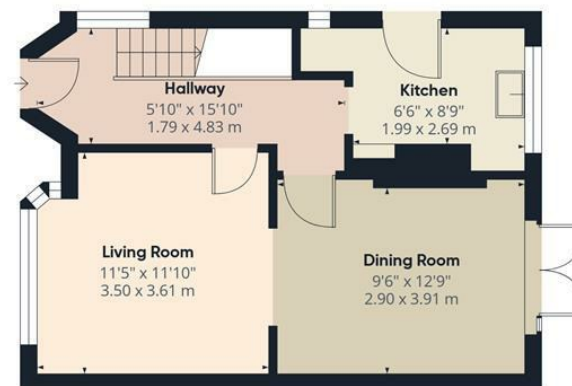
- A three bedroom bay windowed semi-detached family home
- Excellent potential to extend with a loft conversion, or ground floor extension subject to any necessary consents
- In need of some updating
- For sale with immediate vacant possession and no chain
- Good size level long rear garden
- Bay windowed sitting room and separate dining room with French windows leading out
- Excellent catchment area for schools including Mercia school currently OFSTED "outstanding"
- Council Tax Band: C
- Tenure: Leasehold
- EPC Rating: C









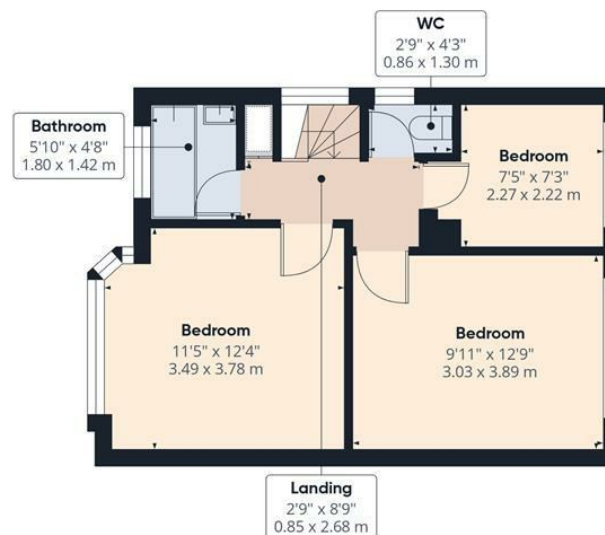


Ground Floor

Approximate total area<sup>m</sup>

817 ft<sup>2</sup>

75.9 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS:  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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