

**Crimicar Avenue Fulwood Sheffield S10 4EQ**  
**Offers Around £500,000**



## Crimicar Avenue

Sheffield S10 4EQ

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**\*\* NO CHAIN \*\* FREEHOLD \*\*** Situated at the head of this cul-de-sac in this sought after area is this three bedroom detached property which enjoys fantastic views, a lovely rear garden and benefits from a driveway, garage, uPVC double glazing and gas central heating. The property has been well-kept by the current owner but is in need of some updating and ideal for the discerning purchaser to alter, adapt and update to their own taste.

In brief, the living accommodation comprises front door which opens into a porch with a fitted cupboard. A door then opens into the entrance hall with a useful under stair cupboard and access into the lounge/diner, kitchen, a downstairs WC, utility, conservatory and the integral garage. The spacious through lounge/dining room has dual aspect windows, allowing lots of natural light to flow through the room, while the focal point is the feature fireplace with electric fire. The separate kitchen has a range of units and space for freestanding appliances. The utility room has space for a washing machine. The bright and airy conservatory is perfect for enjoying the views and has a door opening to the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master is a spacious double bedroom to the front aspect and has fitted wardrobes. Double bedroom two also has fitted wardrobes and is to the rear enjoying the superb views. Bedroom three is a large single. The bathroom has a three piece suite including bath with overhead shower.

- EARLY VIEWING ADVISED
- NO CHAIN
- EXCITING OPPORTUNITY
- THREE BEDROOMS
- LOUNGE/DINING ROOM, SEPARATE KITCHEN & CONSERVATORY
- DOWNSTAIRS WC & UTILITY
- SOUGHT AFTER LOCATION
- ATTRACTIVE VIEWS







## OUTSIDE

To the front of the property is a blocked paved driveway allowing parking for two cars which in turn leads to a garage which has an electric door. To the rear is a low maintenance garden with an artificial lawn, paved patio and planted beds.

## LOCATION

Situated in this sought after location of Fulwood with excellent school catchments, stunning countryside and parks, regular public transport and excellent local amenities. The property is located within close proximity to the City Centre, teaching hospitals and universities.

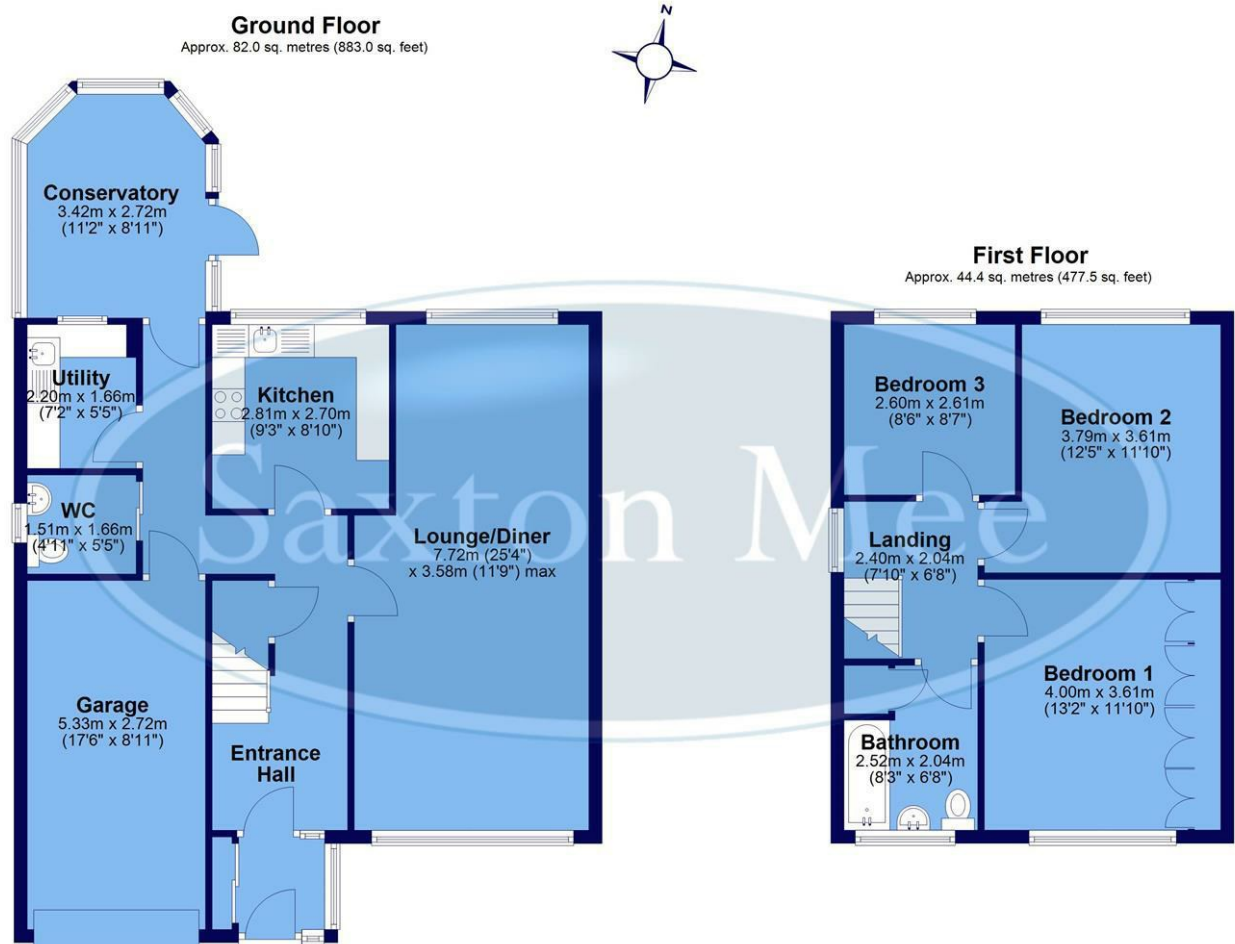
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

## VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



Total area: approx. 126.4 sq. metres (1360.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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