



**Crimicar Avenue Fulwood Sheffield S10 4EQ**  
**Offers Around £545,000**



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**\*\*CHAIN FREE\*\*CUL-DE-SAC POSITION\*\*SOUGHT AFTER LOCATION\*\*IN NEED OF UPDATING\*\*** An exciting opportunity has arisen to purchase this charming five bedroom detached family home which is located on a quiet cul-de-sac within the highly sought after suburb of Fulwood S10. Offered to the open market with no onward chain, the property has been lovingly cared for and maintained by the previous owners since originally purchasing the property in 1978, and represents a wonderful chance to update the house to your own personal taste. On the ground floor the accommodation briefly comprises a porch which leads into a spacious entrance hall, a dining room to the front aspect which has French doors into the rear facing lounge, an extended kitchen which has a range of fitted units, a separate utility, a downstairs WC, and integral access into the garage. The first floor features a large double bedroom to the front aspect, two slightly smaller double bedrooms which each have fitted wardrobes, two large single bedrooms with one currently used as a study, and a bathroom that has a shower over the bath, WC, and wash hand basin with a vanity unit.

- CHAIN FREE DETACHED HOUSE
- FIVE GOOD SIZED BEDROOMS
- WELL MAINTAINED AND CARED FOR
- SOUGHT AFTER LOCATION
- CUL-DE-SAC POSITION
- EXCELLENT SCHOOL CATCHMENT
- SOUTH FACING TO REAR
- EXCITING POTENTIAL TO UPDATE
- FREEHOLD PROPERTY
- GAS CENTRAL HEATING







## OUTSIDE

To the front of the property there is a well maintained garden which has a lawn area and well stocked beds, along with a private driveway which allows off road parking and leads to a single garage. At the rear there is a south facing, beautifully manicured garden which features a patio area, lawn, and beds which are planted with a variety of colourful plants and small shrubs.

## 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.

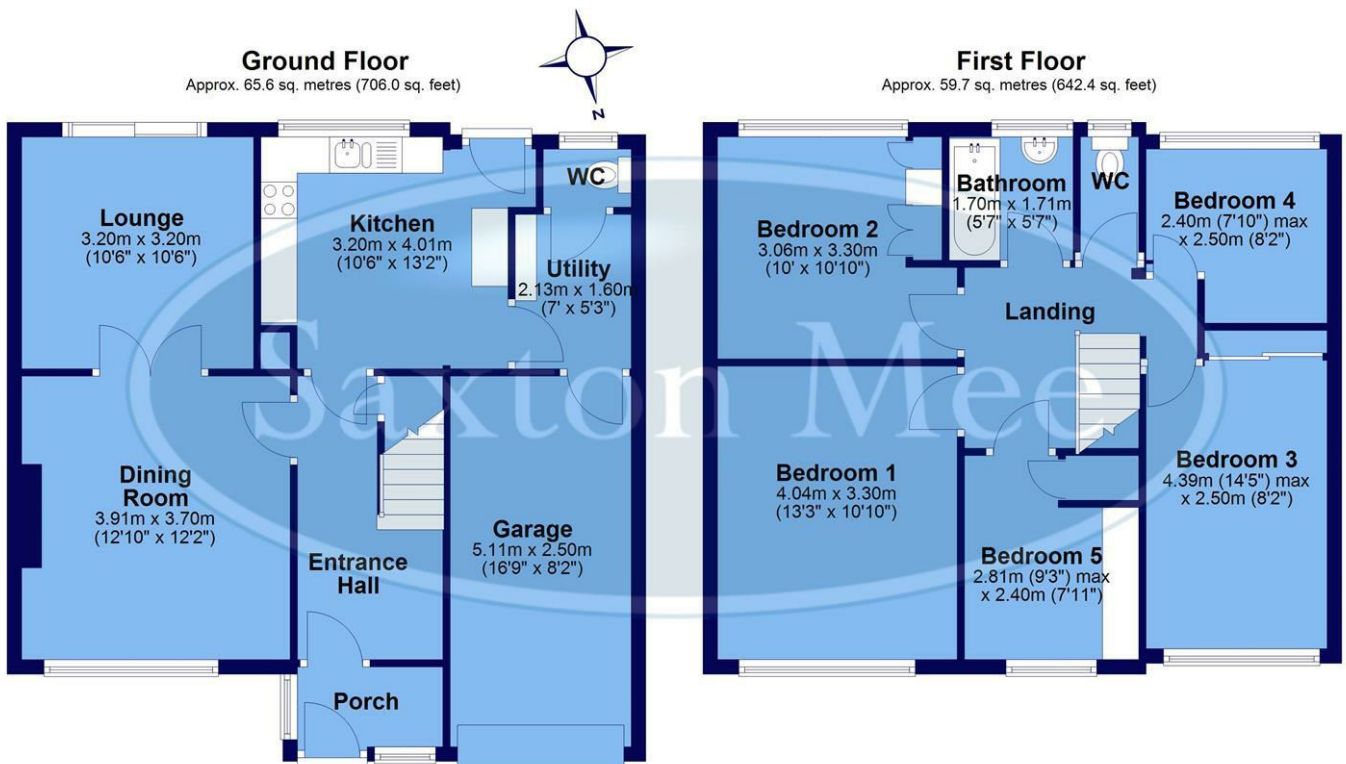
## MATERIAL INFORMATION

The property is Freehold, and the council tax band is currently 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. 125.3 sq. metres (1348.5 sq. feet)

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

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