

Saxton Mee



Carsick View Road Ranmoor Sheffield S10 3LZ
Guide Price £500,000

St Luke's
Sheffield's Hospice

Carsick View Road

Sheffield S10 3LZ

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GUIDE PRICE £500,000 - £550,000 ** NO CHAIN ** FREEHOLD ** A rare and exciting opportunity has arisen to acquire this beautifully presented and most spacious three bedroom detached bungalow, located in the extremely sought after location of Ranmoor, Sheffield 10. The property has gas central heating and uPVC double glazing throughout. Briefly, the accommodation comprises: spacious entrance hallway. Well proportioned living room in turn leading into the separate dining room and garden room. Modern, fully fitted breakfasting kitchen with integrated appliances including: double oven, ceramic hob, and extractor hood. Three generously proportioned bedrooms, all having fitted wardrobes and hand wash basins. Bedroom two benefits from an en-suite W.C. Modern bathroom having a suite comprising separate shower enclosure, porcelain bath, wash hand basin set in a vanity unit and low level W.C. Property in the S10 postcode is in high demand - to avoid disappointment contact Saxton Mee Crookes today via telephone or email. EPC rating: C.

- DETACHED BUNGALOW
- THREE BEDROOMS
- STUNNING GARDENS
- ATTRACTIVE VIEWS
- POPULAR RESIDENTIAL AREA
- EXCELLENT FACILITIES CLOSE BY





OUTSIDE

Set in stunning south facing gardens to three sides and laid mainly to lawn with various sitting out patio areas, and a driveway to one side leading to the generously proportioned garage with additional parking to front and side for several vehicles. Greenhouse. Fabulous balcony views.

LOCATION

Situated in this popular residential area with facilities close by in Fulwood, Crosspool and Broomhill. Excellent catchment for schools. Hallamshire Golf Club, Bingham Park, Endcliffe Park, Forge Dam and the Peak Park all within close proximity. Easy access to Sheffield city centre, central hospitals and Universities.

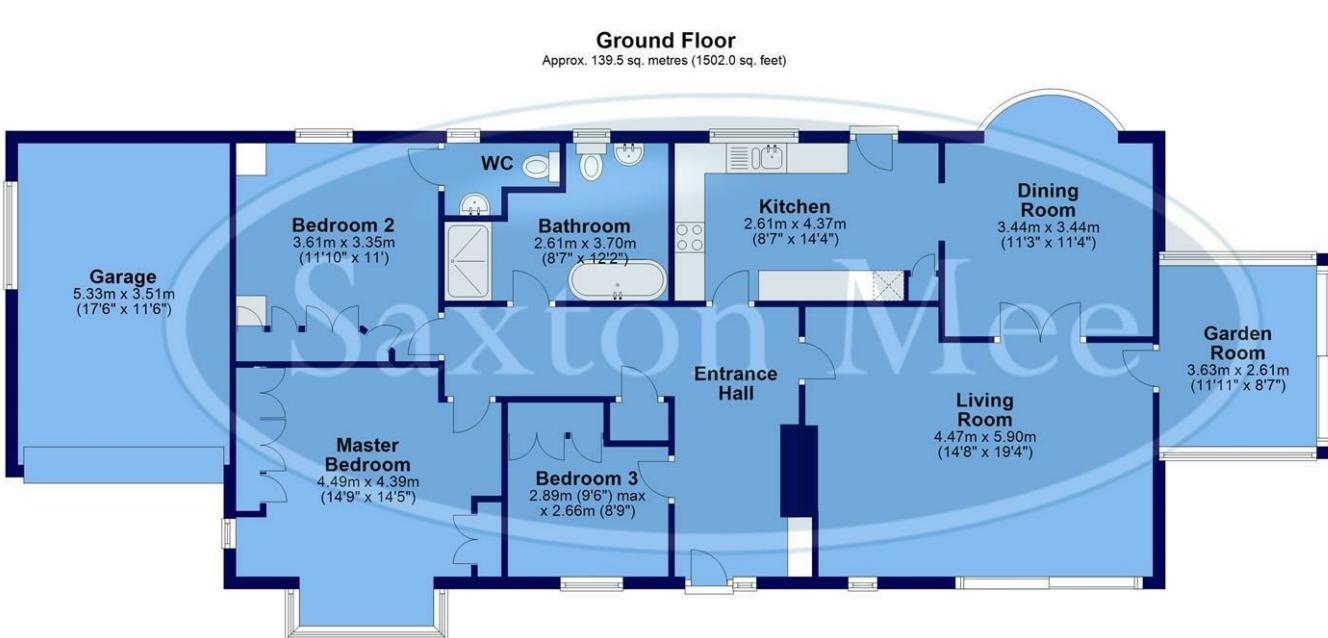
DISCLAIMER

In order to comply with the Estate Agents act of 1979, we must disclose that a member of staff has a vested interest in this property.

VALUER

Lewis T. Hughes MNAEA

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. 139.5 sq. metres (1502.0 sq. feet)

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A plus) A	84
(B1-B4) B	71
(B5-B9) C	82
(D5-D9) D	67
(E5-E9) E	67
(F1-F5) F	67
(G1-G5) G	67
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A plus) A	82
(B1-B4) B	71
(B5-B9) C	82
(D5-D9) D	67
(E5-E9) E	67
(F1-F5) F	67
(G1-G5) G	67
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	