



**Crimicar Drive, Sheffield**



**welcome to**

**Crimicar Drive, Sheffield**

\*\*\*GUIDE PRICE - £425,000 - £450,000\*\*\* A charming three-bedroom home, offering spacious living accommodation throughout. The property features off-street parking, and a superb rear garden. Located in the highly sought-after S10 postcode, this home presents an exceptional opportunity for families.



## **Accommodation Ground Floor**

### **Main Reception Hall**

With a modern composite double-glazed entrance door, UPVC double-glazed side lights, a staircase to the first-floor accommodation, a small low-level double cupboard, and a double radiator.

### **Kitchen**

17' 10" maximum x 10' maximum ( 5.44m maximum x 3.05m maximum )

With a UPVC double-glazed entrance door and a UPVC double-glazed window, a double radiator, fitted cupboards to one wall, and a further range of matching lower-level base/wall/drawer units, with one wall unit having glazed leaded doors. There are roll-top work surfaces, which incorporate a stainless steel sink unit with hot/cold mixer tap, electric cooker points with overhead extractor, a telephone point, and a single panel radiator.

### **W/C**

With a UPVC double-glazed window, a white low flush WC, a small hand wash basin with cupboard beneath, plumbing for a washing machine, and a further wall-mounted double cupboard.

### **Lounge**

20' 11" plus bay x 11' 10" ( 6.38m plus bay x 3.61m )

With a UPVC double-glazed window to the front elevation, two double radiators, a coal-effect gas fire, coving, and an open aspect taking you through to the diner.

### **Dining Room**

8' 11" x 11' 2" ( 2.72m x 3.40m )

With a tilt-and-turn style UPVC double-glazed patio door leading to the rear garden, a single radiator, and coving.

## **First Floor Accommodation**

### **Main Landing**

With a UPVC double-glazed window to the side elevation and loft access.

## **Bedroom One**

11' 9" x 9' 4" plus bay ( 3.58m x 2.84m plus bay )

With a double-glazed window to the front elevation and a single radiator.

## **Bedroom Two**

11' 8" x 11' 2" ( 3.56m x 3.40m )

With a double-glazed window overlooking the rear garden, a double radiator, a telephone point, fitted wardrobes to one wall with a central dressing table, and coving.

## **Bedroom Three**

9' 1" x 10' 1" into wardrobes ( 2.77m x 3.07m into wardrobes )

With a UPVC double-glazed window to the rear elevation, a single radiator, fitted cupboards to one wall offering internal hanging space, and a wall-mounted gas boiler.

## **Separate W/C**

With a UPVC double-glazed window, a white low flush WC, and a dado rail.

## **Shower Room**

With a UPVC double-glazed window to the front elevation, a single radiator, a white low flush WC, a double walk-in shower with shower screen and mains shower unit, and tiled walls.

## **Outside**

The property stands in grounds which, to the front, offer an established garden with shrubs and a sloping driveway, providing off-street parking to a carport and garage. The rear garden is superb in size, with two lawned sections, ample shrub borders, and an excellent degree of privacy.



***view this property online*** [williamhbrown.co.uk/Property/SBC107612](http://williamhbrown.co.uk/Property/SBC107612)



welcome to

## Crimicar Drive, Sheffield

- \*\*\*GUIDE PRICE - £425,000 - £450,000\*\*\*
- A SEMI-DETACHED FAMILY HOME WITH THREE GENEROUSLY SIZED DOUBLE BEDROOMS
- LOCATED IN THE HIGHLY SOUGHT-AFTER S10 POSTCODE
- OFF-STREET PARKING WITH CARPORT AND GARAGE
- SUPERB LARGE REAR GARDEN

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1956. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SBC107612](https://www.williamhbrown.co.uk/Property/SBC107612)



Property Ref:  
SBC107612 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01142 638012**



[BannerCross@williamhbrown.co.uk](mailto:BannerCross@williamhbrown.co.uk)



392 Psalter Lane, SHEFFIELD, South Yorkshire,  
S11 8UW



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**