

Marketing Preview



48 Emmett Carr Lane, Renishaw, Sheffield, S21 3UL

£170,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



Don't miss your opportunity to purchase this modern and ready to move into three bedroom semi-detached property situated in a popular residential area. Offering modern downstairs bathroom, maintenance free garden and ample off road parking. The property is positioned with fantastic local amenities and road links to the M1 Motorway. Ideal for first time buyers or small families alike!

SUMMARY

Don't miss your opportunity to purchase this modern and ready to move into three bedroom semi-detached property situated in a popular residential area. Offering modern downstairs bathroom, maintenance free garden and ample off road parking. The property is positioned with fantastic local amenities and road links to the M1 Motorway. Ideal for first time buyers or small families alike!

HALLWAY

Enter through UPVC door into hallway with laminate flooring, ceiling light and store cupboard. Door to lounge.

LOUNGE 15'4" x 12'9"

A generous sized lounge with feature wallpapered wall and carpet flooring. Ceiling light and wall lighting, radiator and window to the front. Door to inner hallway.

INNER HALLWAY

With part wall papered walls, laminate flooring and ceiling light. Stair rise to first floor landing and doors to bathroom and kitchen.

KITCHEN/DINER 11'3" x 10'7"

Fitted with wall and base units, wood effect worktops and tiled splash backs. One and a half stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for washing machine and space for full height fridge/freezer. Ceiling light and spot lighting, radiator and window to the rear. Tiled flooring and UPVC side door.

BATHROOM 7'2" x 5'0"

Comprising of bath with over head shower, vanity unit with wash basin and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Part tiled walls and laminate flooring.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, radiator and window. Doors to three bedrooms, storage cupboard and access to loft.

BEDROOM ONE 12'7" x 10'10"

A large double bedroom with wallpapered walls and laminate flooring. Ceiling light, radiator and windows to the front and side.

BEDROOM TWO 9'10" x 10'4"

A second generous sized double bedroom with carpet flooring and wallpapered wall. Ceiling light, radiator and window to the rear.

BEDROOM THREE 8'8" x 8'5"

A third small double/generous sized single bedroom with painted walls and carpet flooring. Ceiling light, radiator and window to the rear.

OUTSIDE

To the front of the property is a driveway for three cars,

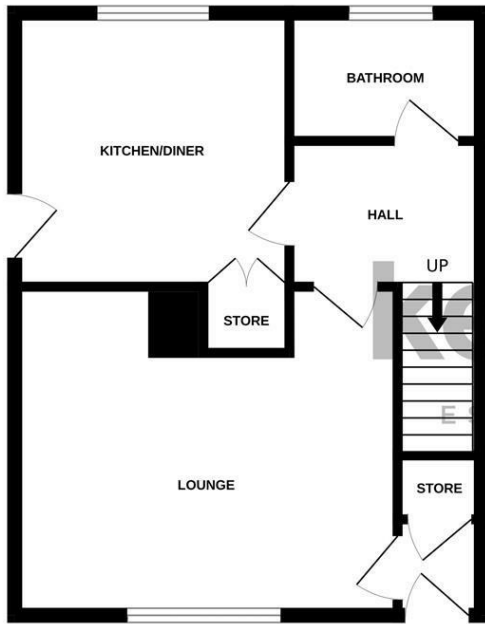
pebbled area and gate to rear.

To the rear of the property is an enclosed low maintenance tiered garden with patio, astroturf and pebbled area. Two brick built outhouses with power and fencing.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

