



Brooklands Crescent, Sheffield, S10 4GF

£579,950



acquire
sales & lettings



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Acquire Sales and Lettings are pleased to present this spacious, four bed, detached house to the market. The property is nestled at the top of a quiet and sought after cul de sac and located perfectly for a blend of city life and countryside due to the close proximity of Sheffield City Centre and the Peak District National Park. The suburb of Fulwood offers great amenities in walking distance such as shops, pubs, cafes and schools. The property briefly comprises of a flexible ground floor with tandem garage, store rooms and shower room. To the first floor you will find living room with balcony, study, WC and kitchen/diner. On the second floor there are four well sized bedrooms and bathroom. The property has been upgraded with advanced alarm and CCTV system and is heated via Greener Living air source heat pump. Externally, there is a driveway for at least two cars to the front and a large, well established garden to the rear.



ENTRANCE HALL

Entrance into porch giving the ideal space for coats and shoes. Following through to the entrance hall with wooden laminate to floor, there is access into cloak room, study with shower room off and garage with further storage room off. The entrance hall has central heated radiator, Verisure alarm system on wall with fob controlled system and CCTV camera.

GARAGE

29' 1" x 10' 11" (8.883m x 3.352m) Accessible via front up and over door or internal door off entrance hall. Large garage with full electrics and additional storage off.

GROUND FLOOR STUDY

6' 6" x 6' 3" (2.000m x 1.922m) Upvc double glazed window to side elevation and central heated radiator. Perfect for remote working or gaming room.

SHOWER ROOM

5' 6" x 5' 0" (1.696m x 1.539m) Tiles to floor, gas central heated radiator and extractor fan. Tiled walls with three piece suite comprising of enclosed shower cubicle, wash hand basin and low level wc.

CLOAKROOM

3' 11" x 4' 8" (1.197m x 1.444m) Carpet to floor and light. Large storage cupboard/cloakroom with shelves and hooks, perfect for storing coats and shoes.

STAIRS AND FIRST FLOOR LANDING

Carpeted flooring and central heated radiator. Access to WC, living room, study and kitchen/diner. CCTV camera on wall.

LIVING ROOM

16' 5" x 15' 10" (5.008m x 4.844m) Carpet to floor, two central heated radiators, feature fireplace, upvc double glazed sliding patio doors leading to balcony. CCTV monitor.

FIRST FLOOR STUDY

8' 11" x 10' 10" (2.721m x 3.326m) Carpet to floor, central heated radiator and upvc double glazed window overlooking rear garden.

KITCHEN/DINER

22' 10" x 11' 6" (6.962m x 3.518m) Laminate to floor, two central heated radiators and upvc double glazed windows and door to rear garden. Full range of modern wall and base units with electric oven and hob with extractor over. Integrated appliances including fridge/freezer, dishwasher and space for washing machine. Space for a family dining table.

WC

2' 8" x 6' 8" (0.836m x 2.043m) Carpet to floor and upvc double glazed window to front elevation. Two piece suite comprising of low level wc and wash hand basin.

STAIRS AND SECOND FLOOR LANDING

Carpeted flooring and central heated radiator. Access to four bedrooms, family bathroom and partly boarded loft.

BEDROOM 1

12' 0" x 16' 0" (3.659m x 4.890m) Carpet to floor, central heated radiator and upvc double glazed window to front elevation, with far reaching views towards Sheffield. Fitted wardrobes.

BEDROOM 2

13' 5" x 10' 11" (4.105m x 3.345m) Carpet to floor, central heated radiator and upvc double glazed window to rear elevation. Fitted wardrobes.

BEDROOM 3

11' 4" x 11' 6" (3.457m x 3.520m) Carpet to floor, central heated radiator and upvc double glazed window to rear elevation. Fitted wardrobes.

BEDROOM 4

7' 10" x 7' 11" (2.413m x 2.421m) Carpet to floor, central heated radiator and upvc double glazed window to side elevation.

BATHROOM

7' 9" x 6' 7" (2.382m x 2.013m) Tiles to floor, central heated towel rail and upvc double glazed window to front elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc. Storage cupboard housing the air source heat pump that supplies hot water and heating for the whole house.

OUTSIDE

To the front of the property is a driveway with space for two cars and access into garage with up and over door. To the rear is large garden with lawn and patio.

DISCLAIMER

Council tax band E.

This property is leasehold.

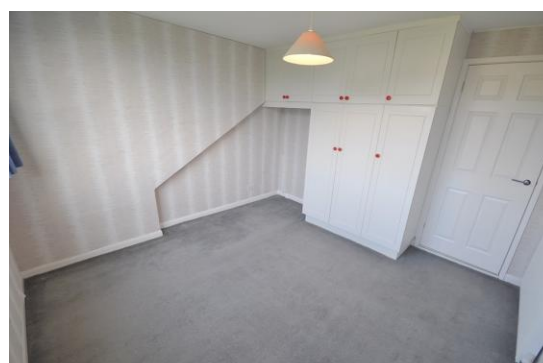
There is 737 years remaining on lease.

Annual ground rent of £20.

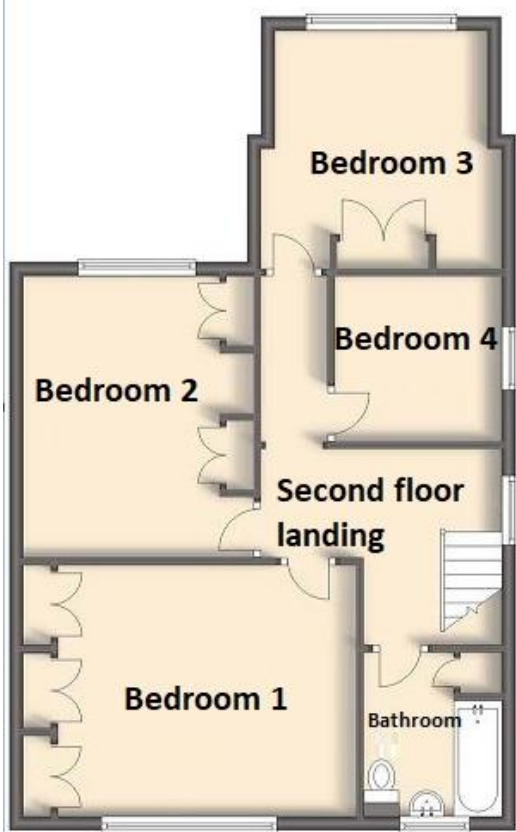
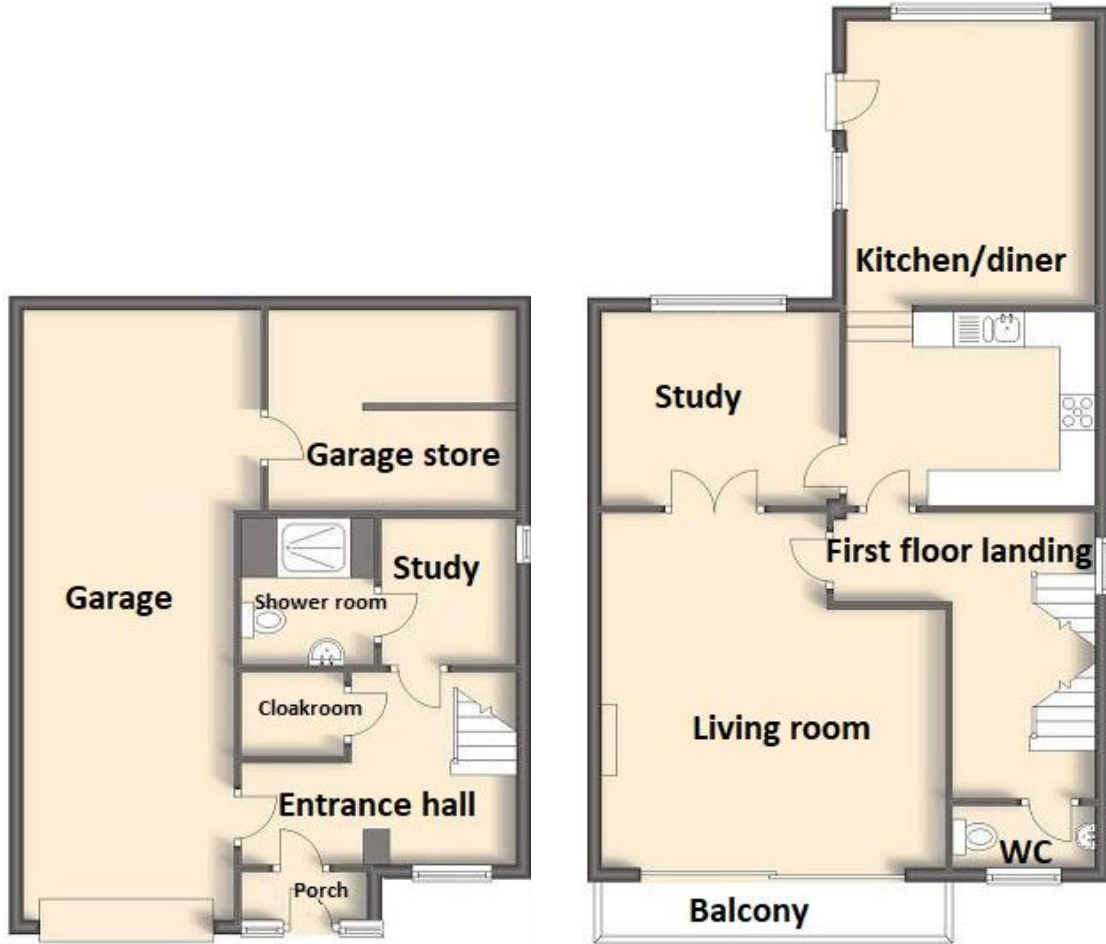
Please note that any mortgage buyers will be subjected to the 6-month rule due to the short period of ownership by our client. We know that Halifax and Natwest will not lend on this basis but there are plenty that will. We are happy to assist you with this nearer the time if required.

Cash buyers are required to exchange contracts within 14 days with completion 7 days thereafter.

Mortgage buyers are required to exchange contracts within 28 days with completion 7 days thereafter.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.