



36 Carter Knowle Road, Sheffield

- Four Bedrooms
- Period features
- Off Shot kitchen
- Sash windows to the front
- Convenient location
- Two reception rooms
- Covered cellar
- Well appointed bathroom with walkin shower
- Off street parking

Guide Price £500,000

HUNTERS®
HERE TO GET *you* THERE

Guide Price £500,000 - £525,000

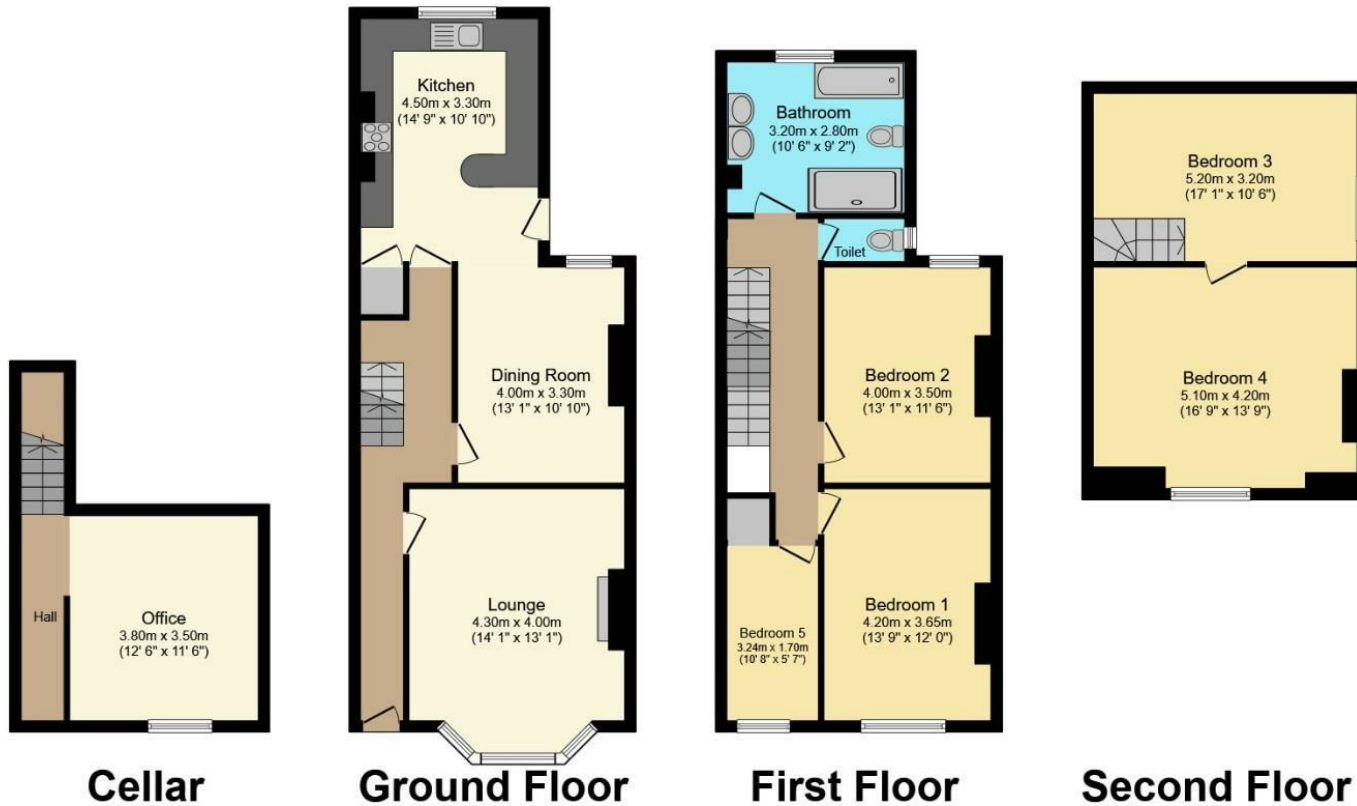
Hunters of Hunters Bar are delighted to offer for sale this fabulous four bedroom, two reception, semi-detached family home located on this extremely popular tree lined road within the suburb of Carter Knowle. Well presented throughout, the property has period features with modern fixtures and fittings including a kitchen and bathroom. The property further benefits from having new sash windows to the front and cellar conversion.

On the ground floor the accommodation briefly comprises an entrance hall, a bay windowed living room with gas living flame, a dining room with walk through access to the off shot kitchen that has a range of fitted cupboards with complimentary rolltop works surface and integrated appliances. The first floor has a double bedroom to the front plus a single bedroom and a second double bedroom to the rear. There is a separate WC and a well appointed family bathroom that has white suite which includes a bath and a separate walkin shower.

From the first floor landing, stairs lead to the second floor where you will a dressing area/office and a further double bedroom to the front with dormer window. The cellar conversion is accessed from the kitchen which can be used as an office/cinema/ gym and also has a useful utility area. Outside to the front there is off road parking for two cars and decking, garden and patio to the rear and a brick outbuildings. An early internal inspection is highly recommended to avoid disappointment.

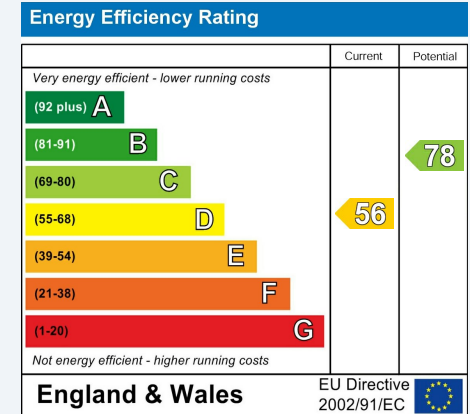






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Total floor area 166.0 sq.m. (1,787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

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