



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

42 Carterknowle Ave, Sheffield, S11 9FU

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Asking Price £350,000

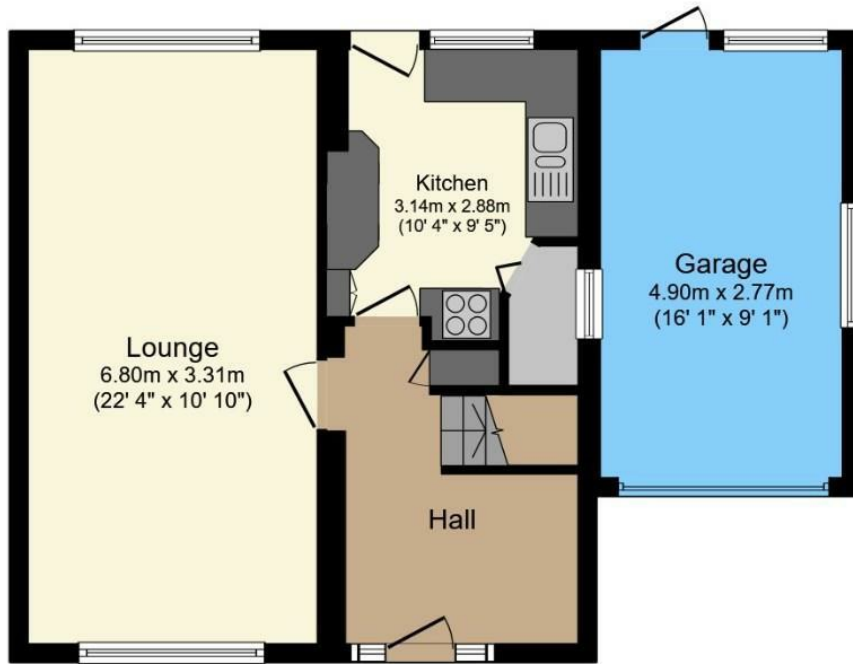
Hunters of Hunters Bar are excited to bring to the open market with the benefit of no upward chain and immediate vacant possession is this spacious and versatile, well proportioned three bedroomed semi detached family home.

Located on this quiet and sought after residential road in the popular area of Carter Knowle within catchment for Ofsted rated excellent schools, numerous local amenities are within a short stroll at Ecclesall road, Millhouses and local parks are also close by and as well as The Peak District is just a short drive away .

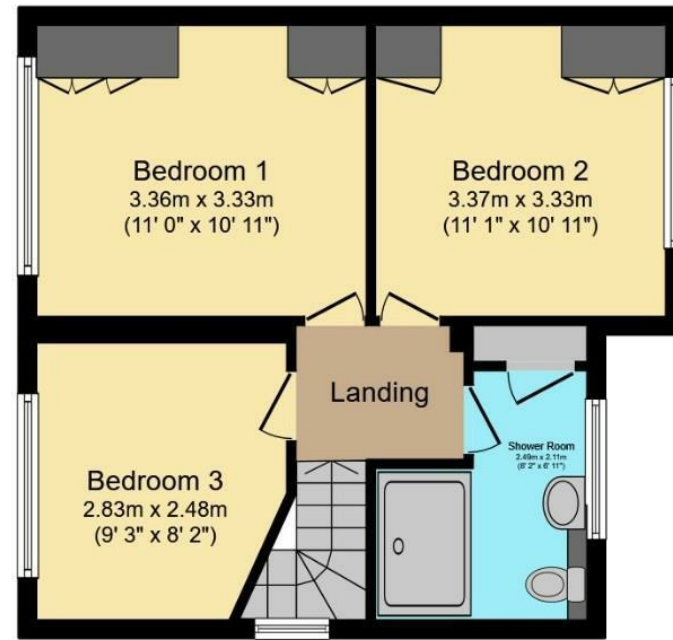
The property briefly comprises entrance hallway, through lounge and kitchen to the ground floor. Ascending the stairs to the first floor there are two double bedrooms, a further third large single and bathroom with walk in shower. Externally to the front is drive way with direct access to the garage an side access to the enclosed rear garden.

Enjoying views to the rear over Brincliffe edge and beyond together with a private rear garden this property will be incredibly popular with the growing family market and must be viewed internally to be fully appreciated. Offering vast potential to create a forever family with opportunity to extend to the loft, side and rear (subject to planning).

Hunters Sheffield - Hunters Bar 546 Ecclesall Road, Sheffield, S11 8QA | 0114 267 2080  
sheffield@hunters.com | www.hunters.com



**Ground Floor**

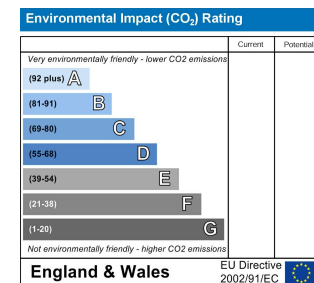
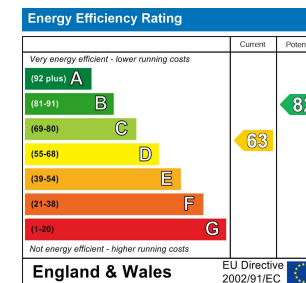


**First Floor**


Total floor area 103.3 m<sup>2</sup> (1,112 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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. 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.











