

Marketing Preview



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

£230,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



Stunning and ready to move into, this three bedroom semi-detached property has been renovated to a high standard throughout. Situated in a sought after area, it offers a downstairs WC and an open plan extended kitchen/diner with ample wall and base units. Benefitting from off road parking and a garage, along with a low maintenance garden. Fantastic road links to the M1. Perfect for first time buyers or a small family!

SUMMARY

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Open into a bright and spacious lounge with a walk-in bay window to the front and an under stairs storage cupboard. A door leads to the inner hallway, providing access to the downstairs WC and stairs to the first floor. From the lounge, a door opens into the extended open-plan kitchen/diner, fitted with ample wall and base units, fully integrated appliances and stylish two-tone worktops with contrasting textures. The kitchen flows into the dining area, which has a side composite door and patio doors opening onto the rear garden.

Stairs rise to the landing with a window and feature bannister, along with a useful storage cupboard. The master bedroom is positioned to the front and benefits from fitted sliding mirrored wardrobes. The second double bedroom overlooks the rear and includes a fitted wardrobe. The third bedroom is to the front and also has fitted wardrobes. The stylish bathroom is fitted with a bath, pedestal wash basin and close-coupled WC.

To the front of the property is a pebbled area and a driveway with ample off road parking leading to the garage with power and lighting. The rear, maintenance free garden has astroturf and fencing surround.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

