







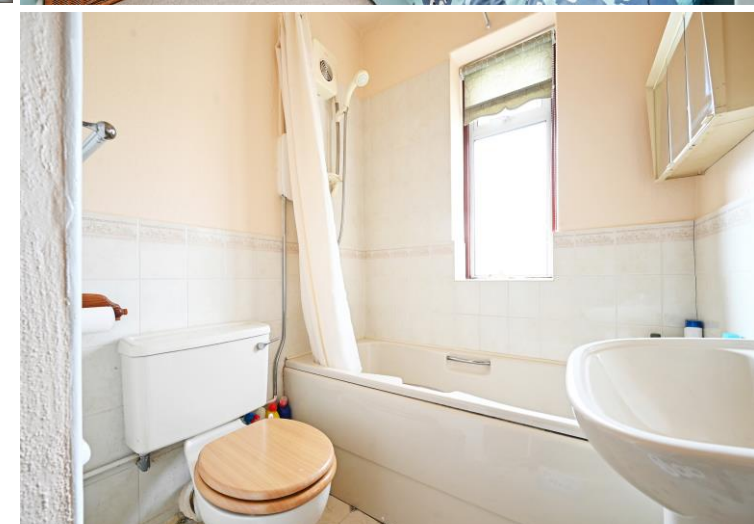
152 Crimicar Lane

Fulwood • Sheffield • S10 4EJ

Asking Price £350,000

A lovely three-bedroom semi-detached property situated on the popular Crimicar Lane in the highly sought-after S10 area, offering fantastic potential to further develop or extend, subject to the necessary consents. The home is ideally positioned within a well-regarded family location, benefiting from excellent school catchments. The property enjoys two light and airy reception rooms overlooking a private, enclosed rear garden, along with a driveway and garage. A composite front door opens into a welcoming entrance hallway with useful understairs storage, ideal for a cloakroom area. To the front of the property is a cosy living room, creating a warm and homely feel, featuring an electric fireplace and a generous front-facing window. To the rear is a spacious dining room, styled in simple neutral décor and enjoying pleasant views over the garden. The dining room leads through to the kitchen, which is fitted with a range of matching units, tiled splashbacks, space for appliances, and a rear door providing direct access to the garden. Upstairs, there are two double bedrooms, with the main bedroom positioned to the front and finished in soft, dusty pink tones, featuring sliding wardrobes for storage. A further third single bedroom offers an ideal space for a child's room or home office. The bathroom is fitted with a three-piece suite, is partially tiled, and includes a useful cupboard housing the Alpha combination boiler. Externally, the property benefits from a front garden alongside a driveway leading to the garage, which incorporates a generous storage room offering excellent potential to extend or create additional living space. To the rear is a mainly lawned garden, bordered by established hedging and trees, with a hard-standing patio area ideal for relaxing or entertaining. Crimicar Lane is a highly regarded residential location in the popular S10 area, well known for its family-friendly atmosphere and excellent school catchments. The area offers convenient access to local shops, cafés and amenities, with nearby green spaces and parks providing opportunities for outdoor recreation. Well served by public transport and road links, Crimicar Lane is ideally positioned for easy access to Sheffield city centre, the Universities, and major hospitals, making it a sought-after location for both families and professionals.





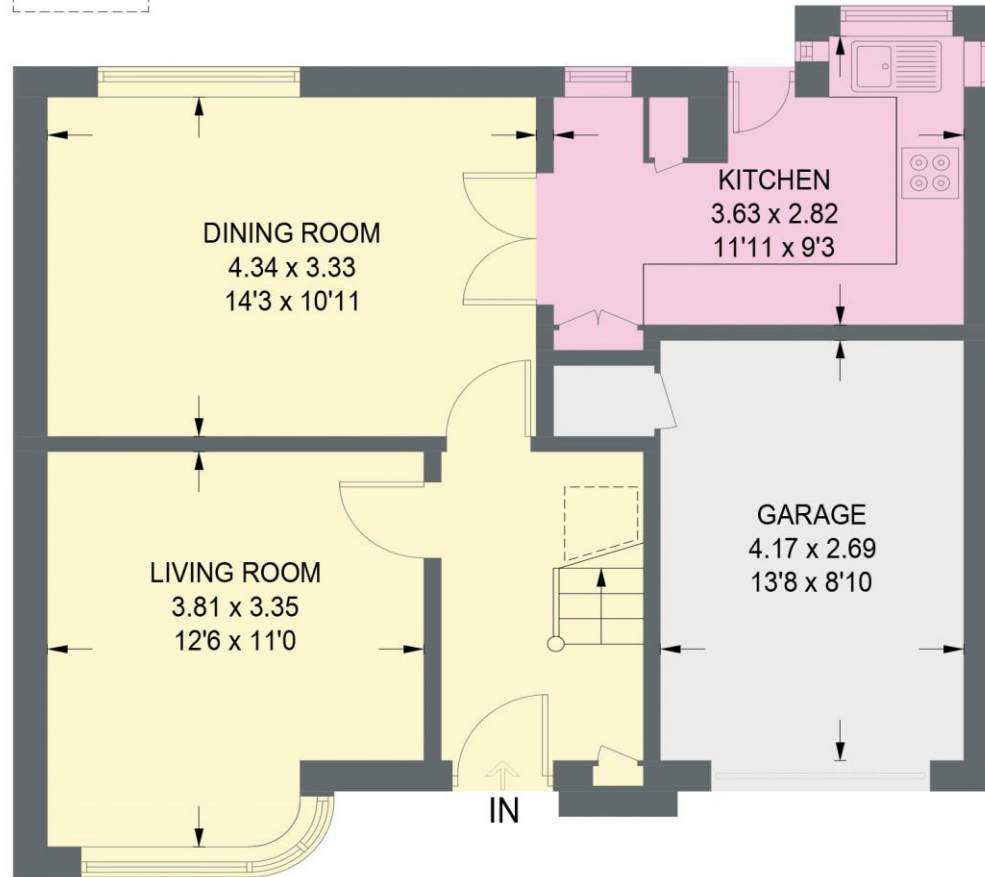
- 3 Bedroom Semi Detached Property in S10
- Offering Fabulous Potential to Extend / Develop
- Excellent School Catchment
- Light & Airy Accommodation
- Popular Residential Location
- Gas Central Heating & Double Glazing
- Private Enclosed Rear Garden
- Driveway & Garage
- Freehold
- Council Tax Band C, EPC Rating TBC



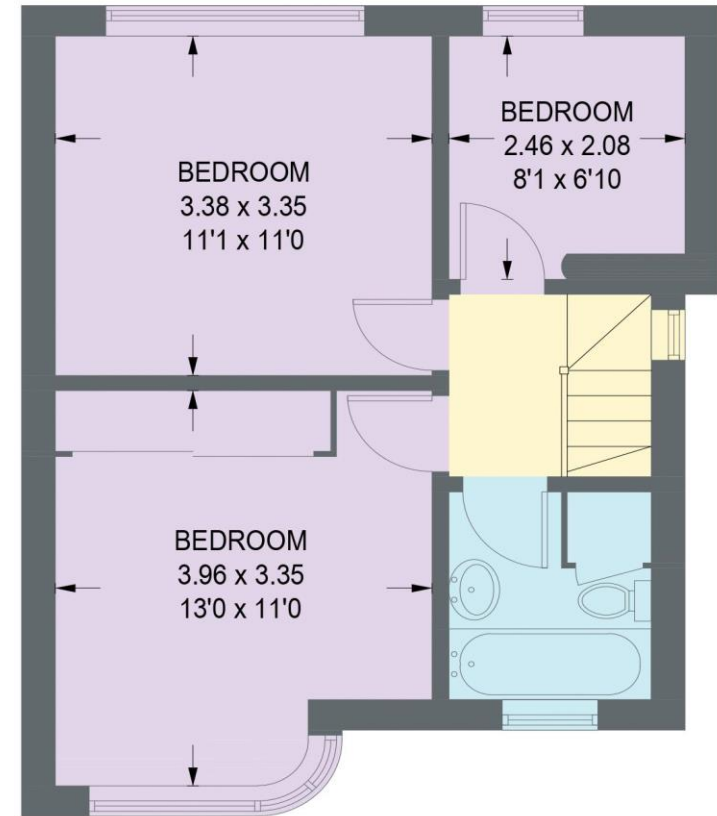
152 CRIMICAR LANE

APPROXIMATE GROSS INTERNAL AREA = 93.6 SQ M / 1007 SQ FT
(INCLUDING GARAGE)

 = REDUCED HEADROOM BELOW 1.5m / 5'0



GROUND FLOOR
56.3 SQ M / 606 SQ FT



FIRST FLOOR
37.3 SQ M / 401 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



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