

# Saxton Mee



**Crimicar Lane Fulwood Sheffield S10 4EJ**  
**Guide Price £400,000**



# Crimicar Lane

Sheffield S10 4EJ

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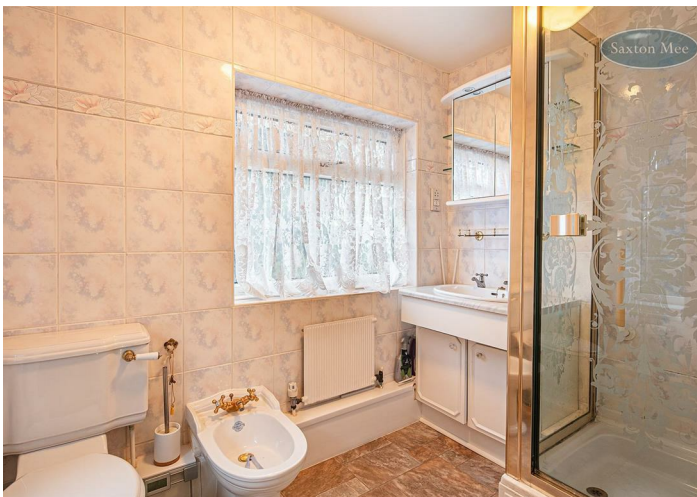
**\*\*GUIDE PRICE £400,000 - £415,000 \*\* CHAIN FREE \*\* IN NEED OF UPDATING \*\*** Situated on the popular Crimicar Lane in the highly sought after suburb of Fulwood S10 is this three bedroom detached house which is offered to the open market with no onward chain. Available to buy for the first time since the 1960's, the property offers enormous potential for new owners to update to their own personal taste, with options to extend subject to planning permissions. The property benefits from gardens to the front and rear, a driveway providing generous off-road parking and a substantial detached garage with a tiled floor and double glazed window.

Well presented throughout, the living accommodation briefly comprises: enter through a small porch into an entrance hall with access into the lounge and kitchen. The lounge has a feature fireplace including a coal effect gas fire. Accessed from both the kitchen and the lounge is this separate dining room. The kitchen has a range of fitted units with integrated appliances that include an electric oven, microwave and gas hob. A door then open into the garden room/conservatory with access onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the shower room. The principal bedroom is a good sized double, is front facing and benefits from fitted wardrobes. Double bedroom two is to the rear aspect and again has the added benefit of fitted wardrobes. Bedroom three is to the front aspect and has fitted wardrobes. The shower room has a WC, wash basin, shower enclosure and bidet.

- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- EXCELLENT SCHOOL CATCHMENT
- IN NEED OF MODERNISING
- OFF ROAD PARKING AND SUBSTANTIAL GARAGE
- DOUBLE GLAZED/GAS CENTRAL HEATING
- POTENTIAL TO EXTEND STPP
- EPC RATING C





**OUTSIDE**

To the front of the property is a patterned concrete driveway that provides generous off road parking and leads down the side of the house to a substantial detached garage via secure wooden gates. There are lawn areas and planted beds to both the front and rear, with a large block paved area to the rear providing a perfect area for outdoor dining and entertaining.

**LOCATION**

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.

**MATERIAL INFORMATION**

The property is Leasehold with 714 years remaining and an annual Ground Rent of £27.00. The property is currently Council Tax Band D.

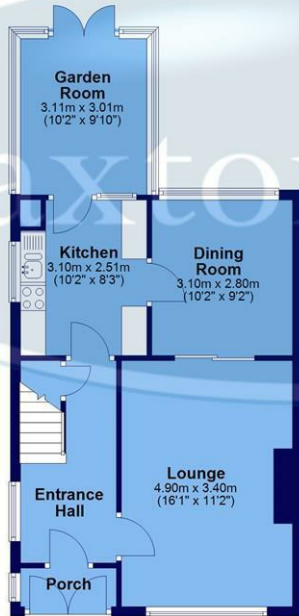
**VALUER**

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

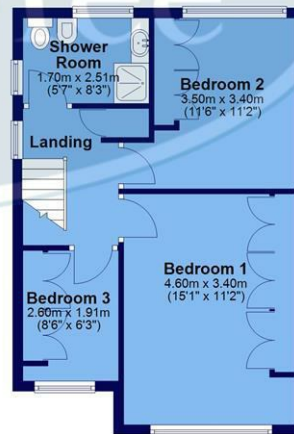
## Ground Floor

Main area: approx. 51.9 sq. metres (558.3 sq. feet)  
Plus garages, approx. 12.5 sq. metres (134.4 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Main area: Approx. 94.1 sq. metres (1012.9 sq. feet)  
Plus garages, approx. 12.5 sq. metres (134.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs		69	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		69	73
England & Wales		EU Directive 2002/91/EC	