





Emmett Carr Drive,Renishaw Sheffield S21 3TX

william h brown

welcome to

Emmett Carr Drive, Renishaw Sheffield

Impressive three bedroom semi detached property ideal for first time buyers. Modern feel throughout and close to Motorway Links. Lounge with medial wall, dining kitchen with French doors and wc. Three bedrooms and bathroom. Gardens, drive and detached garage. Viewings essential!













Hallway
Having an entrance door, radiator and stairs leads to the first floor accommodation.

Wc
Having a wc and wash hand basin. Heated towel rail and front facing double glazed window.

Living Room
Front facing double glazed bay window and radiator. A feature of the room is the media wall with feature electric fire.

Kitchen Diner
Having a range of modern style wall and base units, inset sink with rolled edge work surfaces. Gas hob and electric oven with extractor above. Integrated washing machine, dryer and slim line dish washer. Rear facing double glazed window, radiator and French doors leads to the rear garden.

Landing And First Floor
Side facing double glazed window and store cupboard.

Bedroom One
Front facing double glazed window and radiator. Fitted wardrobes.

Bedroom Two
Rear facing double glazed window and radiator.

Bedroom Three
Bathroom
A suite comprising bath with shower above, vanity sink unit and concealed wc. Heated towel rail and rear facing double glazed window. Partial tiling to the walls and floor which compliment the suite.

Outside And Garden
Drive & Garage
A driveway leads to the detached garage.

Gardens
There is a pebbled garden to the front of the property and a further lawn to the rear with paved seating area.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

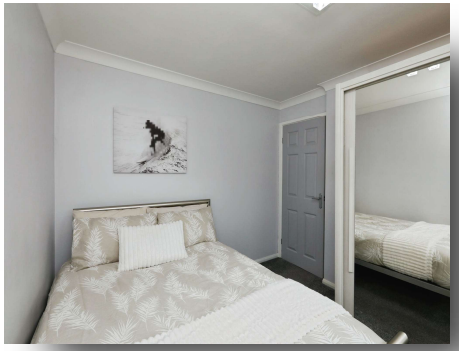
welcome to

Emmett Carr Drive, Renishaw Sheffield

- Three bedroom semi detached property
- Modern feel throughout
- Driveway & detached garage
- Dining kitchen with French doors
- Good access to Motorway Links

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115564

The Property Ombudsman

Property Ref:
CPK115564 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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