ANDERSONS
RESIDENTIAL SALES & LETTINGS









6 Cherry Tree Drive, Sheffield, S11 9AE

Offers In The Region Of £450,000

- DETACHED BUNGALOW
- NO CHAIN
- OFFERING POTENTIAL FURTHER DEVELOPMENT**
- CLOSE TO GOOD AMENITIES AND FACILITIES
- AMPLE OFF ROAD PARKING
- THREE BEDROOMS
- REQUIRING COSMETIC UPGRADING AND MODERNISATION
- LOCATED IN A SOUGHT AFTER RESIDENTIAL AREA
- UPVC DG/ WARM AIR CENTRAL HEATING
- PRIVATE AND LEVEL LOW MAINTENANCE GARDENS

Andersons, 63 Middlewood Road, Hillsborough, Sheffield, South Yorkshire, S6 4GW
0114 283 4050
sales@andersons-ea.co.uk
www.andersons-ea.co.uk

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Andersons are delighted to offer to the market this three bedroom detached bungalow located in the highly desirable leafy suburb of Brincliffe. Whilst the property does require a scheme of modernisation and cosmetic upgrading it does benefit from uPVC double glazing, warm air central heating, generous living accommodation, off road parking and a private enclosed garden. The property would be ideal for either downsizers looking for a perfect home for when the children have left home or possibly, due to its potential for further development and extension (subject to planning and building regualtions) a growing family looking for a blank canvas on which to create a stunning family home.
Cherry Tree Drive is located off Cherry Tree Road which runs between Kenwood Road and Psalter Lane and Number six is situated on the right hand side of this lovely quiet cul-de-sac.
Just a short stroll to the fashionable areas of Sharrow Vale and Ecclesall Road which boast an array of independent cafes, bars, eateries, and a vibrant shopping scene. Getting into Sheffield City Centre is easily done, either by car, on public transport or even on foot as it's less than two miles away. The property also affords good access to the Universities, hospitals and train station.
The area has always been a firm family favourite due to its highly regarded schooling for all age groups supported by some excellent sporting and recreation facilities. Being located so close to these vibrant areas doesn't mean that you need to miss out on nature or a place to relax, Sheffield Botanical Gardens, Endcliffe Park, Bingham Park and Hallamshire Tennis and Squash club are all on your doorstep.

3 2 2 E

Council Tax Band: E







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Having a uPVC entrance door with matching side panel, coving to the ceiling and good sized storage cupboard

CLOAKROOM
being fitted with a two piece suite comprising of a low flush w/c and a wash hand basin with tiled walls.

LIVING ROOM
19'10" x 15'4"
An extremely well proportioned living room with coving to the ceiling, plaster display niche, wall lights, dado rail and a feature Adam style fire surround with marble effect back and hearth. uPVC double glazed French doors with ceiling to floor side panels look out onto and lead into the rear garden.

KITCHEN
9'9" x 9'9"
Fitted with a comprehensive range of units above and below roll top worksurfaces which incorporates a 1 1/2 bowl sink with mixer taps. There is space for a free standing cooker, an integrated dishwasher, space for a fridge and freezer and space and plumbing for an automatic washing machine. The room benefits from tiled floor and walls, a breakfast bar, and a rear facing uPVC double glazed window

FAMILY ROOM
25'9" x 15'8"
Believed to previously have been the garage, the property appears to have been partly converted to be utilised as a family room*. There are two circular single glazed windows to the front of the property, a uPVC double glazed picture window to the rear and French doors which lead onto the rear garden.

*Andersons have no record of when this work was carried out and if building regulations or planning were required or obtained.

INNER HALL
Having access to all bedrooms and bathroom and there is also access to the loft space. A built in cupboard provides storage potential and houses the warm air central heating boiler and Ideal boiler which provides hot water.

BEDROOM ONE
14'11" x 12'5"
A good sized bedroom with a front facing uPVC double glazed window.

BEDROOM TWO
12'5" x 10'4"
A further good sized bedroom with a side facing uPVC double glazed window.

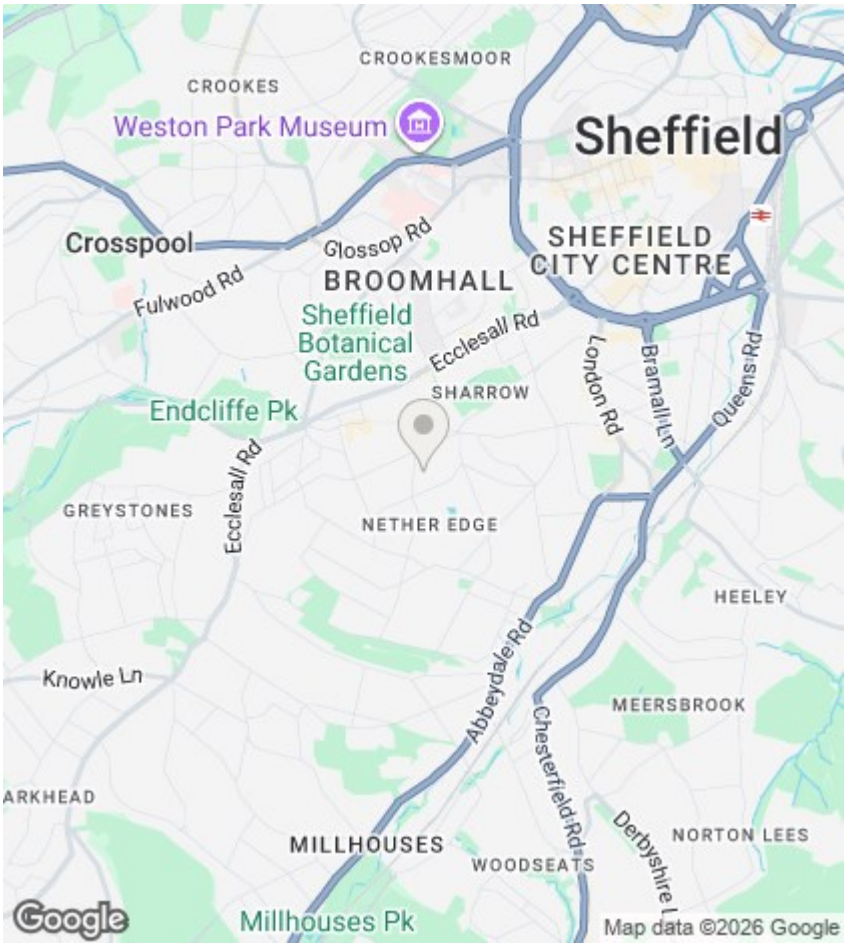
BEDROOM THREE
9'10" x 8'4"
Having a side facing uPVC double glazed window.

BATHROOM
Fitted with a five piece suite which comprises of a panelled bath with mixer shower taps, separate shower cubicle with electric shower, bidet, low flush w/c and a pedestal wash hand basin. There are tiles to the walls, heated towel rail and a side facing uPVC double glazed window.

OUTSIDE
To the front of the property sees a garden area behind a low level wall and a large area of block paved car hard standing some of which is under a double carport. Access is provided via both sides of the property to the rear garden. To the rear of the property is a low maintenance garden with large paved patio

GENERAL
** Subject to usual planning permission

Please note this is a deceased estate and while Probate has been applied for, at the point of marketing the grant has not yet been received. We do anticipate this being received over the course a normal sale transaction.



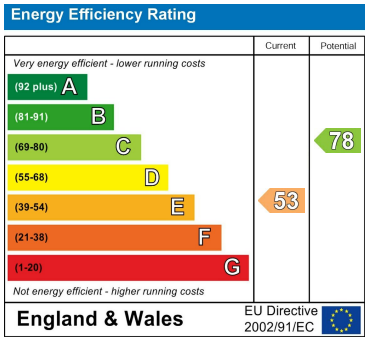
Directions

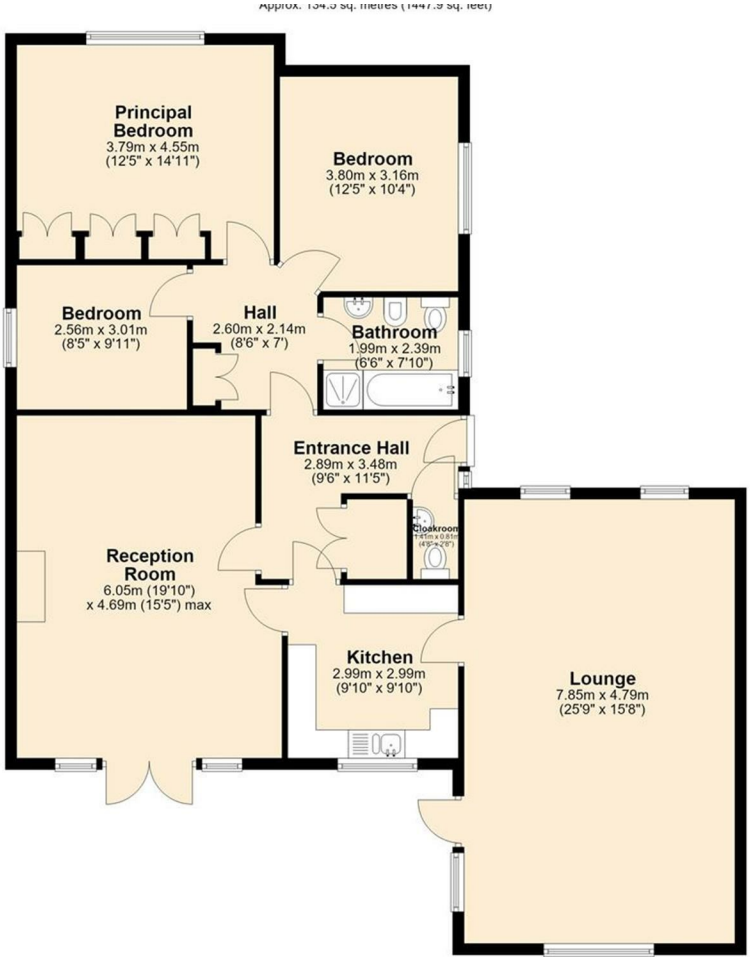
Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

E





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