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FOR SALE
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32, Crakehall Road

Sheffield, S35 9WQ

Description

A semi detached family home with loft conversion, offering accommodation of over 1576.5 square feet laid out over three floors. This superb home also offers the next owners the potential to extend (subject to planning permission) to create an increased living space.

Upon entering the property, the entrance hallways is a perfect space for welcoming guests. Providing access to the open plan living and dining room and kitchen, as well as access to the first floor. The living and dining area is a fantastic family space, perfectly positioned with a large bay window to the front, flooding the room with natural light. A log burner takes pride of place offering a cosy feeling to the property.

The kitchen is well equipped, and includes a range cooker and built-in dishwasher, with space for a washing machine or tumble dryer included. A breakfast bar allows for the whole family to eat together on those busy mornings.

Upstairs, the master bedroom is located at the front of the property; again benefitting from the



- Four bedroom semi-detached family home
- Galley style kitchen with breakfast bar area
- Freehold, Council Tax band B and no onward chain
- Family bathroom complete with modern three piece suite
- Downstairs cloakroom and W/C
- Front and rear gardens and detached single garage
- Open plan living and dining room with log burner
- Off-road parking multiple vehicles



natural light provided by the bay window. Two further bedrooms are located on this floor, that are of very good proportions alongside, as well as access to the loft conversion.

The family bathroom is modern and stylish and is comprised of a three piece suite with toilet, hand basin and shower over bath.

Externally, there are both front and rear gardens, as well as off road parking for multiple vehicles. A detached single garage provides parking for a further vehicle or an excellent storage space, with built in dog kennel to the rear.

Located in a prime position on a cul-de-sac, the property offers peaceful and safe living whilst providing access to the local amenities of both Ecclesfield and Chapeltown. Ecclesfield is a fantastic place to live, providing residents with the combination of village living and countryside access, as well as the convenience of access to Sheffield City centre by car, bus or train. Further afield commuting to Leeds and Doncaster is possible from Chapeltown railway station.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

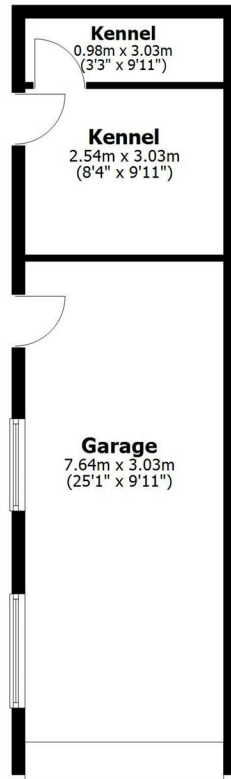






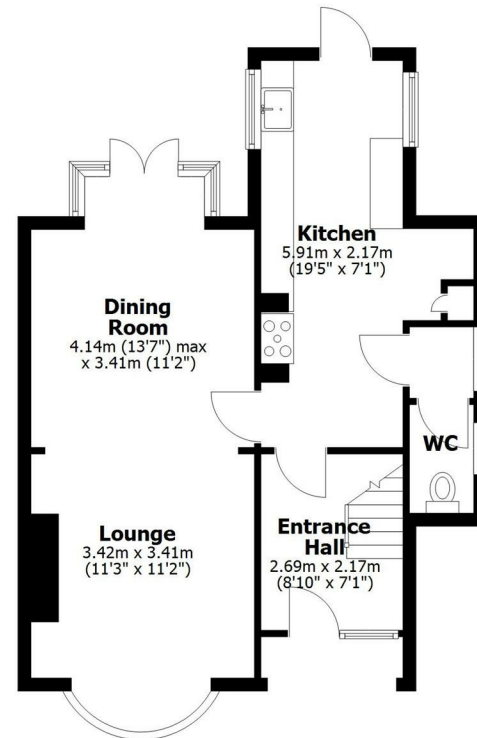
Outbuilding

Approx. 34.5 sq. metres (370.9 sq. feet)



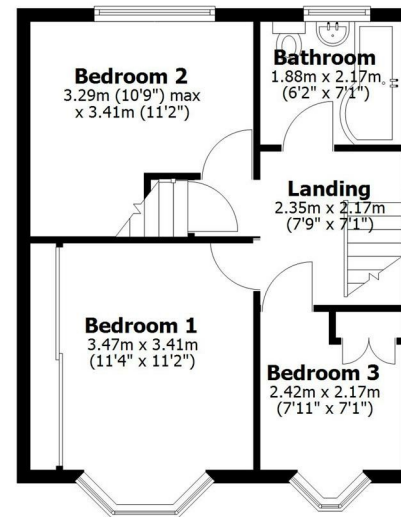
Ground Floor

Approx. 51.1 sq. metres (550.6 sq. feet)



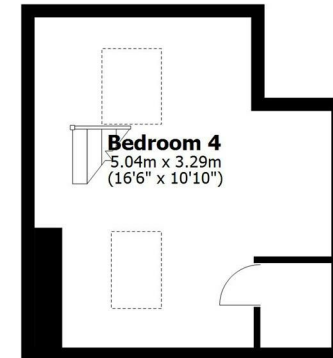
First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Second Floor

Approx. 21.7 sq. metres (233.1 sq. feet)

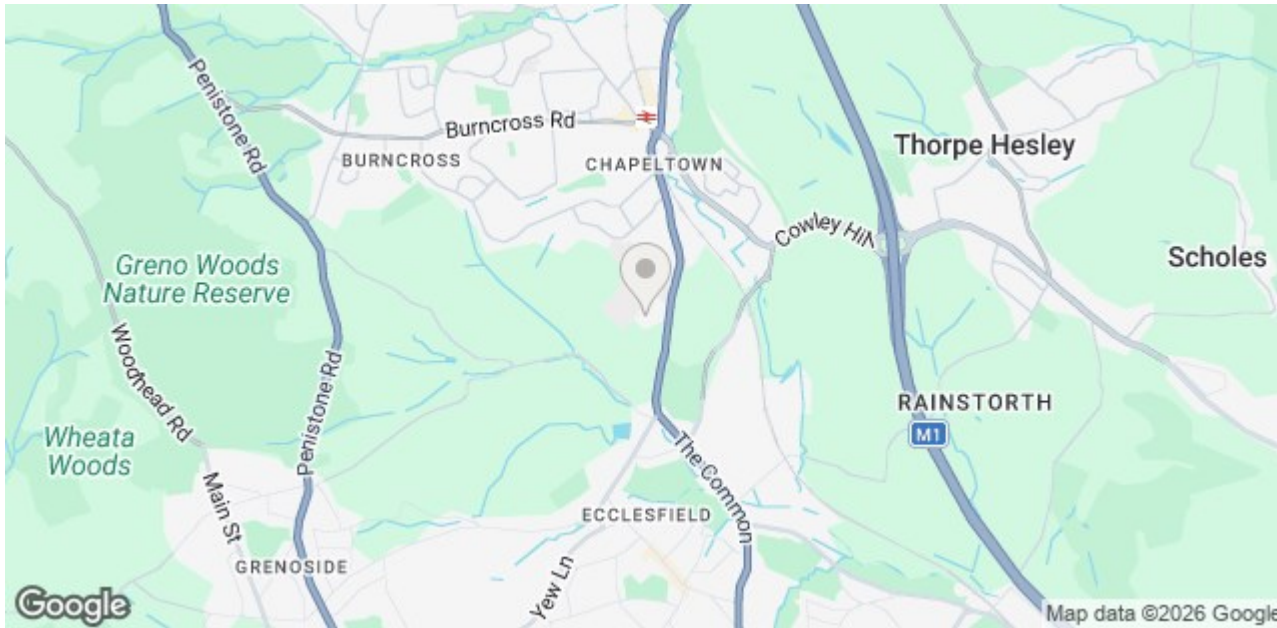


Total area: approx. 146.5 sq. metres (1576.5 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

32 Crakehall Road

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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