

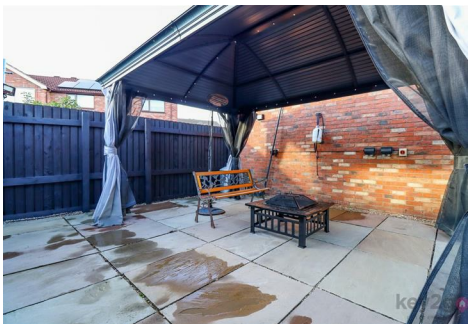
Marketing Preview



8 Emmett Carr Lane, Renishaw, Sheffield, S21 3UL

£220,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1



NO CHAIN! This beautiful three-bedroom semi has been renovated by the current owners to a high standard. The property features a high-quality fitted kitchen/diner, a downstairs WC, and a conservatory. It has a maintenance-free garden, ample off-road parking, and a garage. The bathroom is stunning, and the property is deceptively spacious throughout. There are good road links to the M1, Chesterfield, and Sheffield, making it ideal for a first-time buyer or small family.

SUMMARY

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Entrance into a useful porch with a door leading to the spacious and bright lounge. The lounge features panelling and a media wall with a fireplace. There is an under stairs storage cupboard housing the new boiler. Double doors open to the kitchen/diner, which has high-quality finishes and integrated appliances. A large conservatory has two sets of patio doors leading to the rear and side driveway. From the lounge, there is a doorway to the inner hallway with stairs rising to the first floor and access to the downstairs WC.

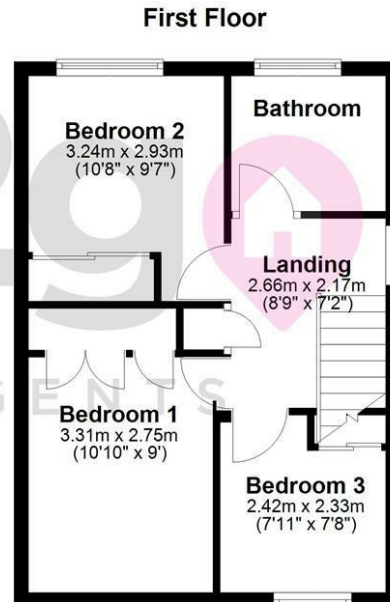
The landing has a storage cupboard. There is a double bedroom to the front with built-in wardrobes and a double bedroom to the rear with fitted wardrobes. A single bedroom to the front also has fitted wardrobes. The bathroom to the rear includes a bath, vanity wash basin, and close-coupled WC.

The property has a brick-paved driveway to the front and side and a garage. To the rear, there is a maintenance-free enclosed patio garden with outdoor power points and fencing.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER - NEW
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	75
England & Wales	EU Directive 2002/91/EC 	

