



39 Emmett Carr Lane, Renishaw, Sheffield, S21 3UL
£155,000



* SPACIOUS SEMI-DETACHED HOUSE * TWO DOUBLE BEDROOMS * MODERN SHOWER ROOM/W.C. * FULL WIDTH LOUNGE WITH FEATURE FIREPLACE * BREAKFAST KITCHEN WITH REAR ASPECT * EXCEPTIONALLY GOOD SIZED, ENCLOSED GARDENS * DOUBLE GLAZED WINDOWS & DOORS * SOLAR PANELS * GAS CENTRAL HEATING WITH COMBI BOILER * NO UPWARD CHAIN

An exceptionally well proportioned semi-detached house which will appeal to a variety of potential buyers. The property is well maintained and has the benefit of the majority of newly fitted floorcoverings. The accommodation is accessed via a side entrance door which leads into a hallway with doors off to the full width lounge and separate breakfast kitchen. To the first floor the landing has a window to the rear and provides access to the two double bedrooms and modern shower room/w.c.

Externally, gardens have clearly defined boundaries to both front and rear elevations and are mainly laid to lawn. There is a useful brick built outbuilding to the rear and space to create off-street parking to the front (subject to the usual consents).

It's also worth noting that the property benefits from gas fired central heating has double glazed windows and doors along with solar panels and is offered for sale with NO UPWARD CHAIN.

Viewing is strictly through the selling agents; Rachael or Lisa on 01246 232156 / residential@wtparker.com



Ground Floor Accommodation

Entrance Hallway

With double glazed door to side elevation, built-in cloaks cupboard and stairs to first floor accommodation.

Full Width Lounge

19'2" x 11'2" (into door recess) (5.86m x 3.42m (into door recess))

An exceptionally good sized reception room which has two double glazed windows to front elevation, feature fire surround with marble effect insert and hearth along coal-effect gas fire and radiator.

Breakfast Kitchen

12'7" x 7'10" (3.84m x 2.40m)

Enjoying a rear aspect and having been fitted with a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit with mixer tap. Also having built-in double oven with four ring gas hob and concealed extractor fan over, space and plumbing for washing machine, space for under counter fridge, ceramic tiled splashbacks, double glazed window to rear elevation, double glazed stable door leading to outside and radiator.

First Floor Accommodation

Landing

With double glazed window to side elevation and doors leading off to:

Bedroom One

11'1" x 10'0" (3.39m x 3.06m)

Having a range of wardrobes, drawers and dressing table, double glazed window to front elevation and radiator.

Bedroom Two

14'7" x 8'11" (4.47m x 2.72m)

Another good sized second bedroom which has a useful over-stairs storage cupboard, double glazed window to front elevation and radiator.

Shower Room/WC

6'5" x 5'6" (1.96m x 1.68m)

Having been fitted with a suite comprising large walk in shower enclosure with fitted shower and glass screen, low flush w.c., wash basin with storage below, heated towel rail and double glazed window to side elevation.

There is also a large storage cupboard which houses the gas combination boiler which fuels the domestic central heating and hot water.

Outside

Offering a safe and secure outdoor space for children and pets the property boasts a good sized plot and has lawned gardens to both front and rear elevations with clearly defined timber fenced boundaries.

There is also a brick built outbuilding which provides useful storage for garden equipment and bikes etc.

Tenure

We understand the property to be Freehold and will be offered with vacant possession upon completion.

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

Lisa Griffiths | 01246 232156 | lisa@wtparker.com

Rachael Grange 01246 232156 | rachael@wtparker.com

EPC

D/68

Council Tax Banding

Band A - North East Derbyshire District Council

Services

We understand all mains services are connected to the Premises.

Local Authority & Planning

All enquiries should be directed to:

North East Derbyshire District Council

2013 Mill Lane

Wingerworth

Chesterfield

S42 6NG

Tel: 01246 231111

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



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