



# 5, Canterbury Crescent

Sheffield, S10 3RW

## Description

VIEWINGS STRICTLY BY APPOINTMENT ONLY

This is a really exciting opportunity for the next owner to take this property onto the next level, with a plot size of 0.25 acres and plenty of space to extend (or convert the double garage) and form additional accommodation, subject to regs. This stylish 1960's home enjoys a great location on a generous south facing plot, towards the end of a winding approach that is shared by only one other property. The views towards the Mayfield Valley are incredible and create the perfect backdrop to this fine home. Situated close to first class schooling, and currently offering five bedrooms, the property would suit the family market, however, if some of these bedrooms were combined, it would equally suit those buyers who are wishing to downsize. The sitting room boasts the



- Spacious five-bedroom home which could be enlarged by converting the garage if required (subject to regs).
- Large south facing garden including sheds, a greenhouse, space for vegetables and a potential building plot with access from Crimicar Close (subject to planning permission).
- Classic 1960's design and architecture.
- Two cosy reception rooms with stunning views towards The Mayfield Valley.
- Double garage and off road parking for at least four further cars (one space off Crimicar Close)
- No onward chain and reroofed in 2020.
- Breakfast kitchen with utility room to the side.
- Private location, close to Fulwood Villages excellent shops and highly regarded schooling for all age groups.
- Council Tax Band E and Freehold.



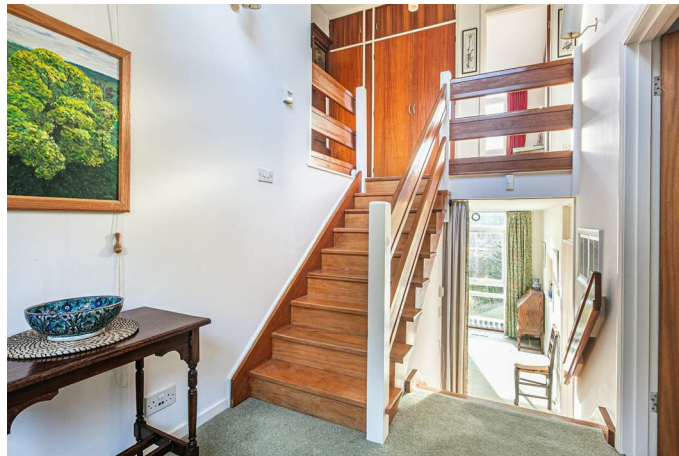
best view in the house while the adjacent dining room, kitchen and utility room could all be combined to create an open plan dining kitchen if preferred and also benefits from the same, stunning view. Externally the property has off road parking for three cars and a further double garage at the front and at the rear there is a large, south facing garden and a further parking space that can be accessed from Crimicar Close, perfect for keen gardeners, energetic children or perhaps even providing the potential for a building plot (subject to regs). Available with no onward chain, this is a rare opportunity for one lucky buyer to create the home of their dreams, in one of the most desirable parts of the city.

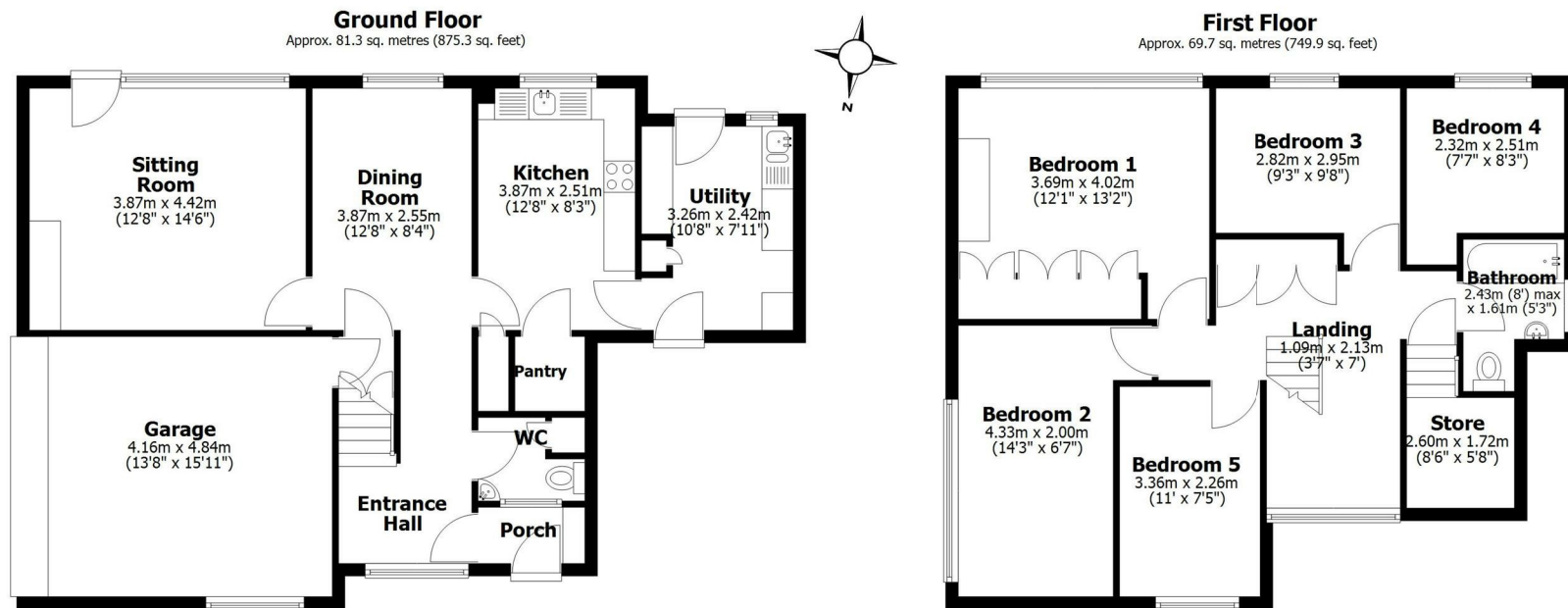
#### IMPORTANT INFORMATION

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 incl. 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.







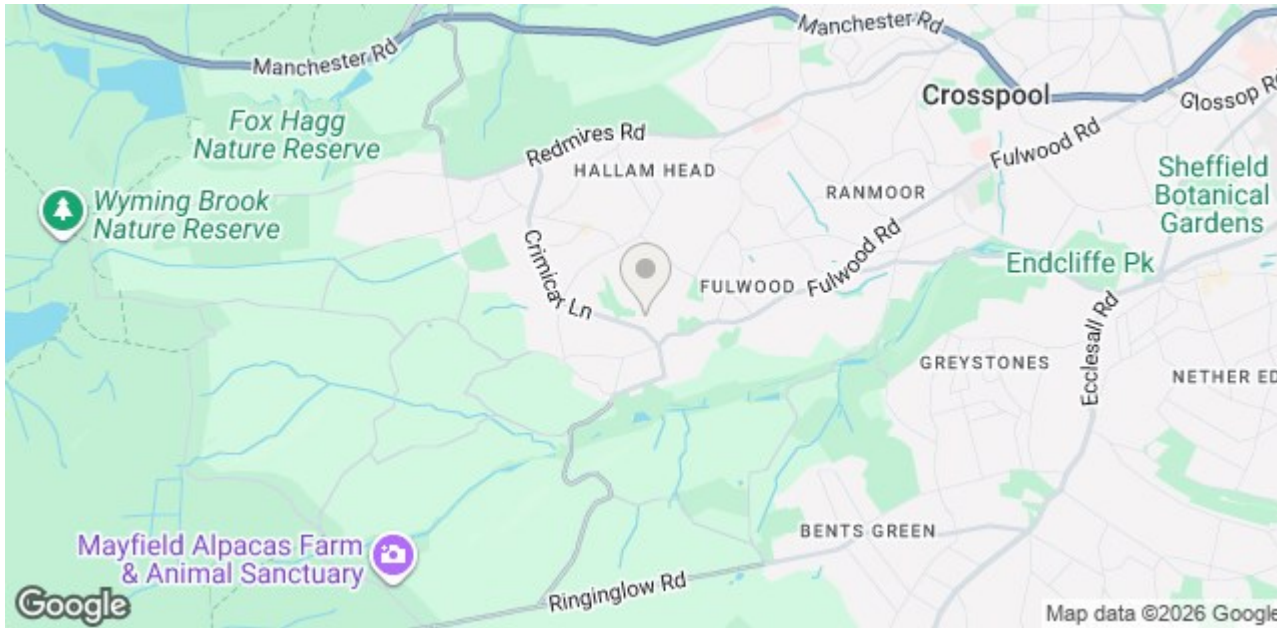


Total area: approx. 151.0 sq. metres (1625.2 sq. feet)

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

**5 Canterbury Crescent**

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.



**Bakewell**  
 3 Royal Oak Place  
 Matlock Street  
 Bakewell DE45 1HD  
 T: 01629 700699  
 E: bakewell@elr.co.uk

**Banner Cross**  
 888 Ecclesall Road  
 Banner Cross  
 Sheffield S11 8TP  
 T: 01142 683388  
 E: bannercross@elr.co.uk

**Dore**  
 33 Townhead Road  
 Sheffield  
 S17 3GD  
 T: 0114 2362420  
 E: dore@elr.co.uk

**Hathersage**  
 Main Road, Hathersage  
 Hope Valley  
 Derbyshire S32 1BB  
 T: 01433 651888  
 E: peakdistrict@elr.co.uk

**Rotherham**  
 149 Bawtry Road  
 Wickersley  
 Rotherham S66 2BW  
 T: 01709 917676  
 E: wickersley@elr.co.uk



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.