



74 Crimicar Lane, Sheffield S10 4FB

Saxton Mee

Lettings

# 74 Crimicar Lane

Per Calendar Month

## £1,750 Per Calendar

Located in the highly sought after suburb of Fulwood, this beautifully presented five bedroom semi-detached family home offers an exceptional blend of contemporary style and functional living space. Perfectly positioned for modern convenience, the property is within easy walking distance of vibrant local shops and just a short drive from reputable schools, major hospitals, and the city's universities, making it an ideal choice for growing families and professionals alike.

The ground floor opens with an inviting entrance hall and guest WC, leading into a spacious lounge. To the rear is the heart of the home: a newly fitted open plan kitchen and dining area that flows seamlessly into a bright conservatory.

On the first floor, the master double bedroom features its own en suite bathroom, accompanied by two further double bedrooms and a modern family bathroom with a white three piece suite and overhead shower. The second floor offers two additional double bedrooms and a further well appointed bathroom.

Externally, the property benefits from a private driveway and a rear patio area perfect for outdoor seating.

This property is offered unfurnished. Please note that smoking is not permitted within the property. The Energy Efficiency Rating is D and Council Tax Band is D.







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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