

EADON
LOCKWOOD
& RIDDLE
ESTD 1840



51, Canterbury Avenue, Sheffield, S10 3RU

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Description

A deceptively spacious, detached family home that is situated on the corner of Canterbury Avenue and Canterbury Drive in the very desirable S10 postcode. This peaceful and secluded spot has little in the way of passing traffic and the location is perfect for both family's and downsizers who wish to be close to the excellent local amenities that are found in Fulwood Village and the first class schooling that is found in the area. The property offers an impressive 2131 square feet of accommodation that includes generous room sizes throughout and four/five bedrooms that can be repurposed to perhaps accommodate people who now spend some time working from home. The ground floor boasts a wide reception hall that creates a warm and welcoming first impression to the property and the 28ft living room will be sure to impress even the most discerning of buyer. The breakfast kitchen is situated adjacent to the dining room, and could easily be made larger by knocking through to either the dining room or fully extended at the rear the rear of the property into a stunning open plan breakfast and dining space, subject to applicable regulations. On the first floor there is a spacious principal suite that incorporates a dressing room and separate ensuite, perfect for the modern way of and has also allowed for a large third bedroom that is accessed via an occasional room that would make a great study. Externally there are attractively planned gardens to three sides of the house (along with a strip of land on the far side of Canterbury Drive) which include a terrace with views towards the Mayfield Valley and there is also a driveway and garage Although requiring a general scheme of modernisation it is suggested that this house could easily be transformed into something quite special and an early viewing is very much advised.



- Four/five bedrooms that include a generous principal suite.
- Porch, entrance hall and separate, ground floor W.C.
- Pretty gardens to three sides of the property.
- ELR Premium sale - Buyers fees of £595 including VAT will apply.
- Superb living room with generous proportions.
- Two bathrooms including the ensuite to the principal bedroom.
- Freehold and Council Tax Band G.
- Breakfast kitchen and adjacent dining room.
- Off road parking and larger than average garage.
- Gas central heating and UPVC double glazing combine to create an EPC rating of E54.



ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.

Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search*

Water and Drainage Search*

Coal and Mining Search*

Environmental Search*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.

Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).

Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).

The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.

The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.

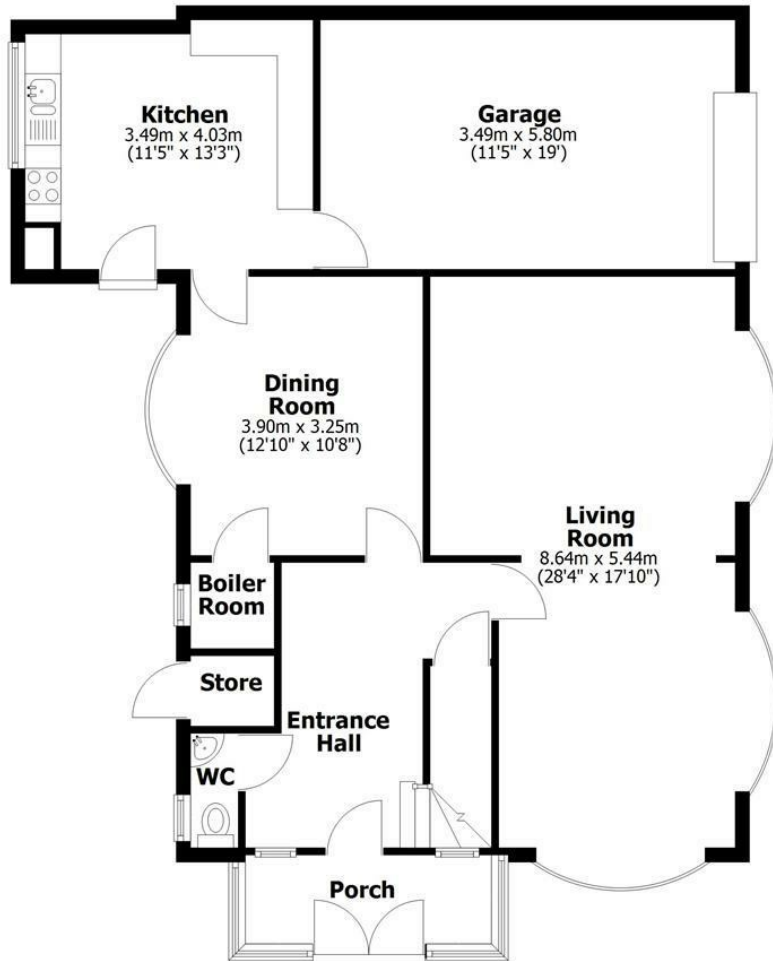






Ground Floor

Approx. 101.7 sq. metres (1095.1 sq. feet)



First Floor

Approx. 96.3 sq. metres (1036.5 sq. feet)

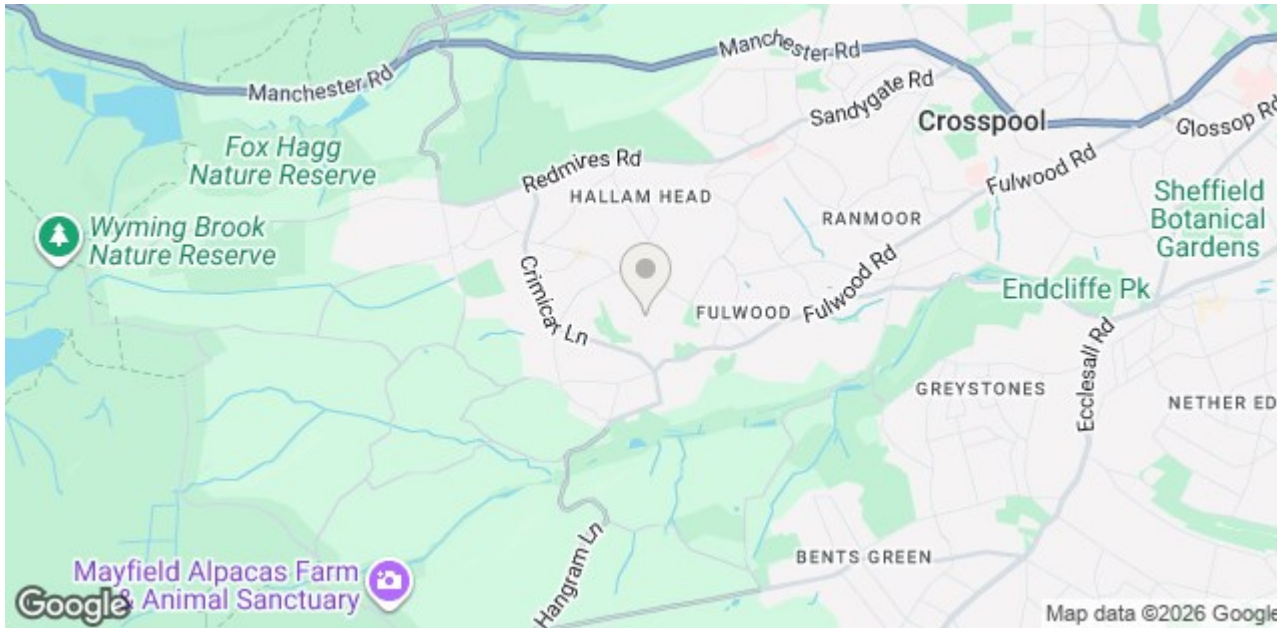


Total area: approx. 198.0 sq. metres (2131.6 sq. feet)

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

51 Canterbury Avenue

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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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.