



# 4, Mackenzie Crescent

Sheffield, S10 2BU

## Description

The Broomhall neighbourhood is synonymous with elegant Victorian architecture and private cul de sacs and number 4 is a classic example of properties in the area. Quietly situated on a little known backwater on a pleasant, south facing plot that includes gardens to the front, side and rear, gated parking (accessible via the rear service road) and a detached garage. A stone built semi-detached house of character, built in the mid to late Victorian era and offering 1854 square feet of accommodation over three floors including two reception rooms with wood burning stoves, a smart kitchen with stone flagged flooring, four double bedrooms, two bath/shower rooms and an extended utility room and ground floor shower room/W.C. The location is ideal for medics and academics, due to the close proximity of



- Four good double bedrooms, two with fitted wardrobes.
- Dining room with a dual aspect and a wood burning stove.
- Sitting room with a wood burning stove and offering versatility in the way the room can be used.
- Pretty kitchen with attractive stone flags to the floor, modern units and work surfaces.
- Utility room and separate ground floor shower room/W.C.
- Two bath/shower rooms including modern fixtures and fittings and elegant tiling.
- Gated parking to the rear for at least two vehicles/
- Sunny, south facing gardens to the front, side and rear.
- Freehold, no chain and Council Tax Band D.
- Gas central heating and double glazing combine to produce an EPC rating of D66.



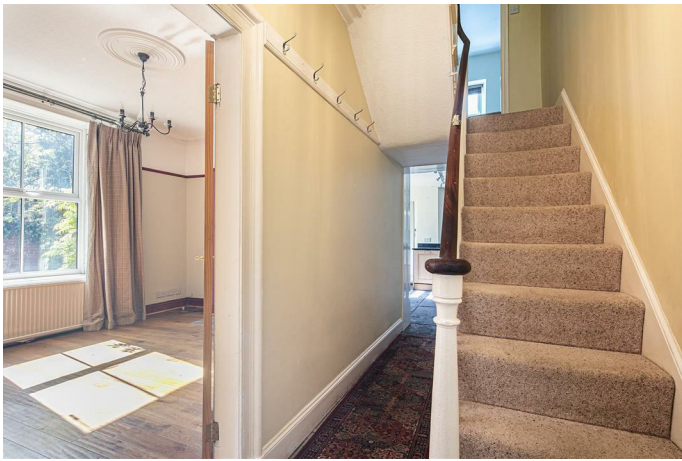
the main city hospitals and universities, and commutes into town are rapidly available via a short walk. This property also falls into a well regarded school catchment and offers a great space to raise your family.

#### 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 inc 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.

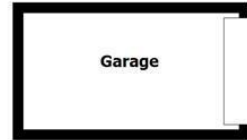






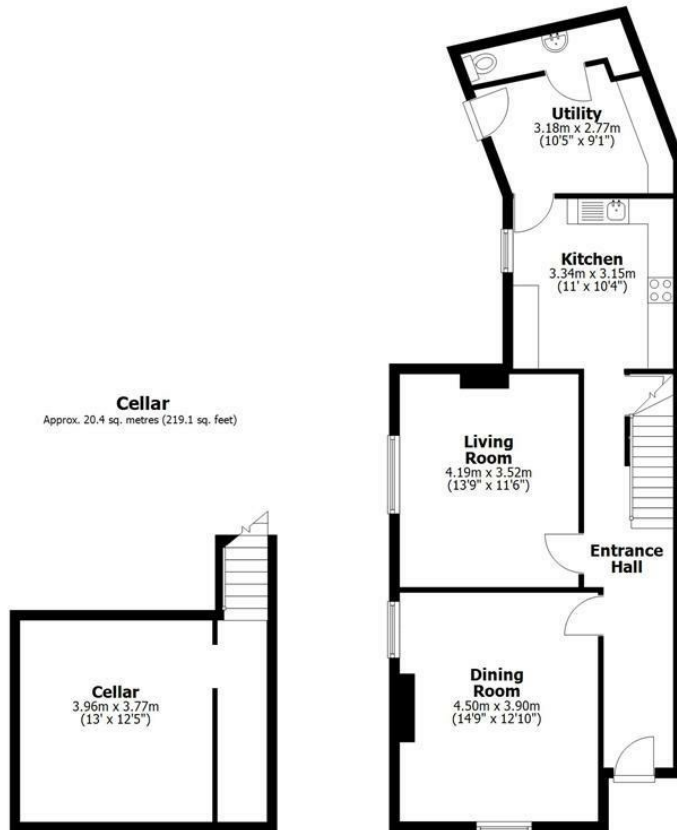
### Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)  
(excluding Garage)



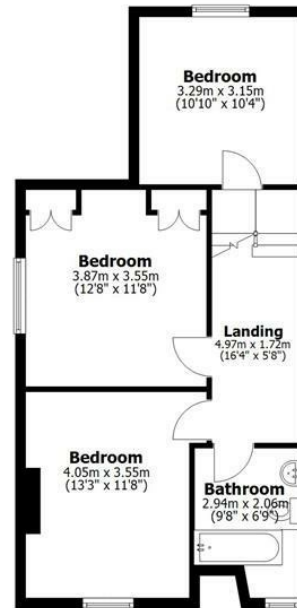
### Ground Floor

Approx. 67.2 sq. metres (723.8 sq. feet)



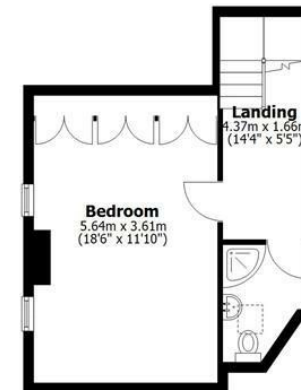
### First Floor

Approx. 53.0 sq. metres (571.0 sq. feet)



### Second Floor

Approx. 31.6 sq. metres (340.2 sq. feet)



Total area: approx. 172.3 sq. metres (1854.1 sq. feet)

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

**4 Mackenzie 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

**EADON  
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