Saxton Mee

Crimicar Lane Fulwood Sheffield S10 4EJ
Offers Around £425,000

St Luke's
Sheffield's Hospice

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** NO ONWARD CHAIN ** POTENTIAL TO IMPROVE ** Located within the sought after suburb of Fulwood S10, is this superb three bedroom detached family home which is offered to the open market with no onward chain. Well presented throughout, the property benefits from a modern kitchen and bathroom, neutral décor, generous off road parking, a detached garage, and has exciting potential to be extended if so required.

On the ground floor the accommodation includes a small porch that leads into a spacious entrance hall, a downstairs WC, a bay windowed lounge that has a feature fireplace and opens up to a dining area. There is a fitted kitchen that has a range of shaker style cupboards, an electric oven, gas hob and an integrated fridge.

The first floor has a bay windowed double bedroom which has fitted wardrobes, two further bedrooms to the rear aspect, and a well appointed bathroom that is fully tiled and has a white suite with a shower over the bath.

- WELL PRESENTED THROUGHOUT
- DETACHED FAMILY HOME
- NO ONWARD CHAIN
- THREE BEDROOMS
- NEUTRALLY DECORATED
- MODERN KITCHEN/BATHROOM
- GENEROUS PARKING
- GOOD SCHOOL CATCHMENT
- SOUGHT AFTER LOCATION
- LOCAL AMENITIES

OUTSIDE
To the front of the property is a small lawn area and a block paved driveway which continues along the side of the house, leading to a detached single garage. At the rear is an enclosed private garden that has a paved patio area, lawn, and planted beds.

LOCATION
Crimicar Lane is a highly regarded residential location in the popular S10 area, well known for its family-friendly atmosphere and excellent school catchments. The area offers convenient access to local shops, cafés and amenities, with nearby green spaces and parks providing opportunities for outdoor recreation. Well served by public transport and road links, Crimicar Lane is ideally positioned for easy access to Sheffield city centre, the Universities, and major hospitals, making it a sought-after location for both families and professionals.

MATERIAL INFORMATION
The property is Leasehold with 740 years remaining.
The property is currently Council Tax Band D.

VALUER
Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

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Main area: Approx. 93.5 sq. metres (1006.6 sq. feet)
Plus garages, approx. 11.3 sq. metres (122.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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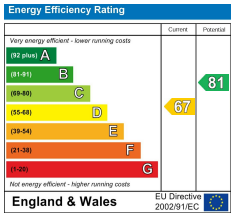

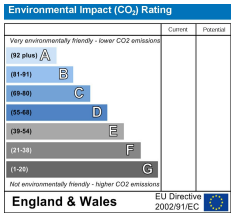

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