



**172 Crimicar Lane, Fulwood, Sheffield, South Yorkshire,**  
**S10 4EJ**  
Offers In The Region Of £455,000

- Detached Family Home
- Well Presented Accommodation
- Close To Open Countryside
- Gas Central Heating
- Detached Garage and Parking
- NO CHAIN
- Three Bedrooms
- uPVC Double Glazing
- Gardens To Front And Rear
- Popular Residential Area

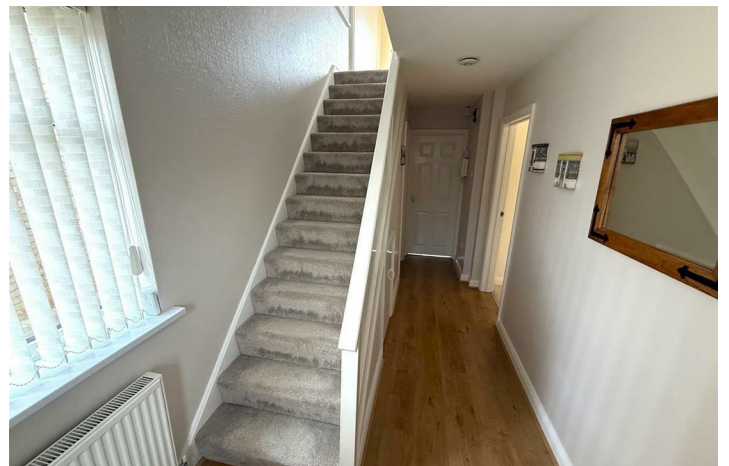
# 172 Crimicar Lane, Sheffield S10 4EJ

Andersons are delighted to bring to the market this delightful, detached family home which provides well presented accommodation. The property is situated on the edge of the city limits as it adjoins the beautiful surrounding countryside, the area is popular with a broad range of buyers, and families will appreciate the outstanding local schools, parks and sports facilities. If you work in the hospitals or universities S10 tends to be popular as they are easily accessible. With well proportioned, accommodation over two floors and offering potential to be extended and remodeled (subject to the usual planning and building regulations). The property benefits from uPVC double glazing throughout and gas central heating. The driveway provides ample off road parking and leads to the good sized garage. The gardens are well maintained, private and generally level.

The accommodation briefly comprises: Porch, Entrance Hall, Living Room, Dining Room, Kitchen and down stairs WC. First Floor Landing, 3 Bedrooms, and Family Bathroom



Council Tax Band: D



## ACCOMMODATION

### GROUND FLOOR

#### PORCH

Having a uPVC double glazed door with complementary glazed side panels, and a courtesy light.

#### ENTRANCE HALLWAY

Having a timber entrance door with glazed panel, a central heating radiator, wood effect flooring, a side facing uPVC double glazed window and staircase leads to the first floor accommodation.

#### DOWNSTAIRS W/C

Fitted with a two piece suite which comprises of a low flush WC and a corner wash hand basin, There is also a uPVC double glazed window and half tiled walls.

#### LIVING ROOM

16'5" x 11'1"

A bright, light and spacious room which benefits from a front facing uPVC double glazed bay window, a low level central heating radiator and a feature fireplace with inset electric fire.

An archway opens into the dining room.

#### DINING ROOM

10'9" x 9'1"

Having a rear facing uPVC double glazed window, which over looks the rear garden and low level central heating radiator.

#### KITCHEN

10'8" x 7'4"

Being fitted with a comprehensive range of units above and below roll top granite effect work surfaces. Incorporated within is a 1 1/2 bowl stainless steel sink and drainer unit with mixer taps, a single electric oven, a 4 ring gas hob with extractor hood over and integrated fridge. There is space and plumbing for an automatic washing machine, side and rear facing uPVC double glazed windows, tiled splashbacks, a central heating radiator, uPVC entrance door and useful pantry.

### FIRST FLOOR

### LANDING

Having a side facing uPVC double glazed window, an over stairs storage cupboard which houses the Vaillant combination boiler and there is access to the loft storage room

#### BEDROOM ONE

15'7" x 9'1"

This spacious double sized room has a front facing uPVC double glazed bay window, a central heating radiator and comprehensive range of fitted wardrobes.

#### BEDROOM TWO

13'8" x 9'1"

Another double sized bedroom with a central heating radiator and a rear facing uPVC double glazed window, which enjoys views over gardens, rooftops onto woodland greenery.

#### BEDROOM THREE

8'11" 8'7"

The third bedroom is a good size and benefits from a central heating radiator and a rear facing uPVC double glazed window with views over gardens, rooftops and woodland greenery.

#### BATHROOM

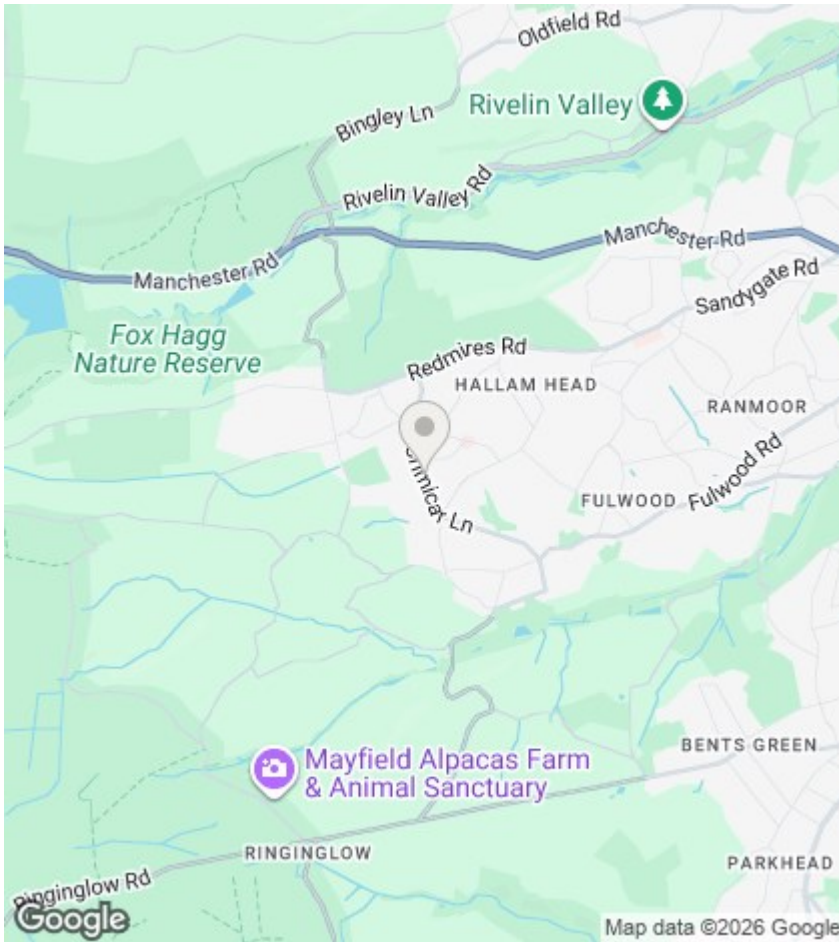
Having a modern suite comprising of a panelled bath with electric shower over, low flush w/c and a pedestal wash basin, tiled walls and floor and a front facing double glazed window.

#### OUTSIDE

To the front of the property there is a pleasant lawned garden with floral and shrub beds. A driveway provides car standing space and in turn leads to the good sized detached garage. To the rear of the property is a lovely, private garden with an area of lawn, patio areas and planted areas.

#### DETACHED GARAGE

A good sized garage with an electric up and over door, power, lighting and provides ample storage space.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 45.6 sq. metres (490.7 sq. feet)



### First Floor

Approx. 45.6 sq. metres (490.3 sq. feet)

