

Saxton Mee



Canterbury Crescent Fulwood Sheffield S10 3RX
Price Guide £585,000

St Luke's
Sheffield's Hospice

Canterbury Crescent

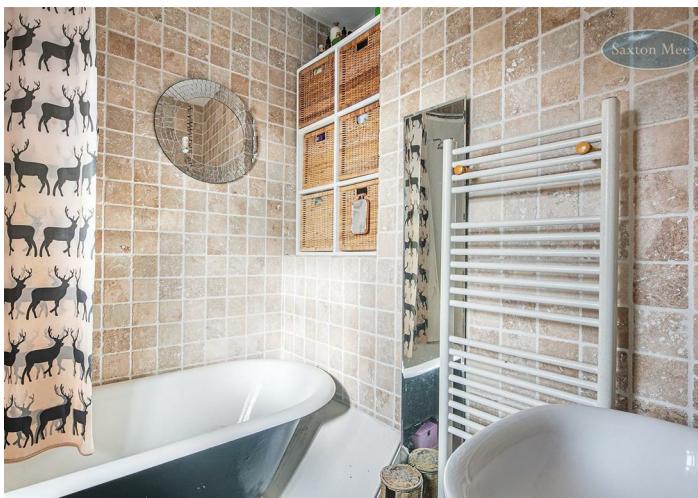
Sheffield S10 3RX

Price Guide £585,000

GUIDE PRICE £585,000-£600,000 Enjoying incredible views of Mayfield Valley and towards Ringinglow is this effectively extended, four double bedroom, two bathroom semi detached property which enjoys a private rear garden. The property is situated on this sought-after street and benefits from a driveway, integral garage for useful storage, uPVC double glazing and gas central heating. In brief, the spacious living accommodation comprises: front entrance porch with access into the entrance hall with a storage cupboard and downstairs WC. Access into the lounge and open plan kitchen/breakfast and dining room. The lounge has a lovely bay window allowing lots of natural light, while the focal point of the room is the gas fire set in a feature fireplace. The kitchen has a range of wall, base and drawer units with complementary quartz work tops which incorporate the sink. There is a space for a Range style cooker along-with housing and plumbing for a washing and dishwasher and space for a fridge freezer. uPVC French doors open onto the rear garden. Engineered oak floors flow into the dining room which has a log burner, an original cupboard and further uPVC French doors which open to the rear garden. From the kitchen, access into the a useful utility room and the garage, perfect for storage. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the principal bathroom. All three bedroom are double in size with bedrooms one and two both having a bay window. Bedroom one benefits from an en suite bathroom including a cast iron roll top bath with shower overhead, WC and wash basin. The bathroom has a three piece suite including bath with electric shower, WC and wash basin. A further staircase rises to the second floor and attic bedroom four which enjoys the fabulous views and benefits from eaves storage and a fitted cupboard.

- FOUR DOUBLE BEDROOMS
- LOVELY FAMILY HOMES
- DRIVEWAY & GARAGE/UTILITY
- EXCELLENT SCHOOLS CLOSE-BY
- SITUATED BY THE MAYFIELD VALLEY
- EPC RATING TO FOLLOW





OUTSIDE

To the front is a garden with a driveway to the side which leads to the integral garage. To the rear is a private, fully enclosed garden with an array of established plants and a lawn.

LOCATION

Situated in this sought after location of Fulwood with excellent school catchments, stunning countryside and parks, regular public transport and excellent local amenities. The property is located within close proximity to the City Centre, teaching hospitals and universities. The Mayfield Valley can be found on the door step with Forge Dam and cafe.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years from the 25th March 1929.

The property is currently Council Tax Band C.

VALUER

Chris Spooner

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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st luke's
Sheffield's Hospice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (A2 plus)	A		
(B1-B1)	B		
(B9-B9)	C		
(D5-D4)	D		
(E9-E4)	E		
(F11-F8)	F		
(G1-G9)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A		
(B1-B1)	B		
(B9-B9)	C		
(D5-D4)	D		
(E9-E4)	E		
(F11-F8)	F		
(G1-G9)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC