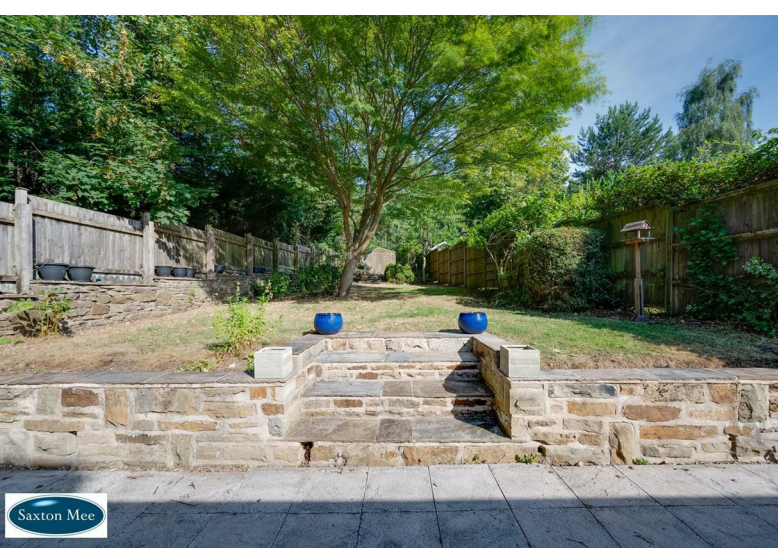




Ranmoor Crescent Sheffield S10 3GW
Offers In The Region Of £795,000

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Offers In The Region Of £795,000

****NO ONWARD CHAIN** SUPERB FAMILY HOME*HIGHLY SOUGHT AFTER LOCATION**** This attractive and substantial five bedroom semi-detached family home built in 1890 is located in a quiet position within the highly regarded Ranmoor Conservation area. Well presented throughout the property has been extended on the ground floor to help create an impressive open plan living space which is a wonderful feature of the home. Retaining some period features including original sash windows, the property offers further scope to be personalised and offers versatile accommodation including a tanked cellar which is currently used as a home gym. Measuring over 2000 square feet in total, the accommodation includes five good sized bedrooms, two bathrooms, a bay windowed lounge, a dining room, a downstairs WC/Cloakroom, a tanked cellar, and a contemporary kitchen with integrated appliances which opens to a fabulous living area that features a roof lantern and French doors to the rear garden.

- SUBSTANTIAL FAMILY HOME
- HIGHLY REGARDED LOCATION
- FIVE GOOD SIZED BEDROOMS
- TWO BATHROOMS AND A CLOAKROOM
- CONVERTED BASEMENT
- STUNNING OPEN PLAN KITCHEN
- RANMOOR CONSERVATION AREA
- NO ONWARD CHAIN
- PERIOD FEATURES
- EXCELLENT SIZED GARDENS





OUTSIDE

The property is well set back from the road by way of a large south east facing garden. Subject to planning consents it may be possible to create an off road parking space. To the rear is a great sized private garden which includes a paved patio seating area, large lawn area, planted beds, and a timber shed.

LOCATION

The property is located in the heart of the immensely popular and leafy suburb that is Ranmoor. Within a stones throw of a comprehensive range of shopping facilities at Ranmoor, including a butchers, chemist, hairdressers, wine bars, restaurants and public houses, together with a beautiful church. Further shopping facilities can be found at Broomhill and a Tesco Express is situated approximately half a mile away at Nether Green. There is easy access to both Endcliffe and Bingham Parks and the Peak District can be accessed by car within a five minute drive. Approximately only 3 miles from Sheffield City Centre and falling within the catchment area of Nether Green Junior and Infant School.

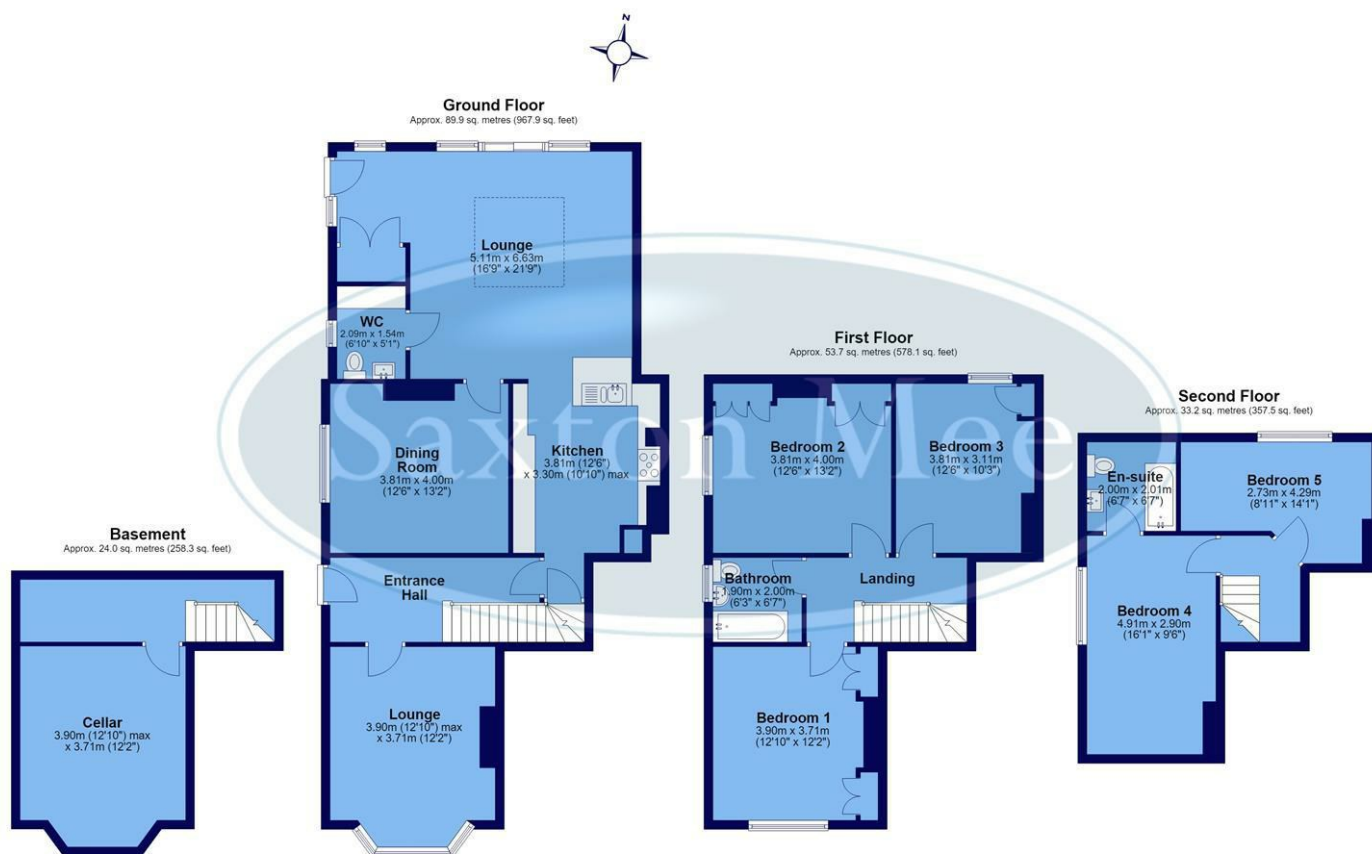
MATERIAL INFORMATION

This property is Freehold. The council tax is currently Band E.

VALUER

Chris Spooner MNAEA

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.



Total area: approx. 200.8 sq. metres (2161.7 sq. feet)

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

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (41-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
63	77
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (41-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
55	72
England & Wales EU Directive 2002/91/EC	