

Saxton Mee



Canterbury Crescent Fulwood Sheffield S10 3RX
Offers Around £595,000



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****FREEHOLD**** Only upon an internal inspection can this stunning three/four bedroom, semi-detached home family home be fully appreciated. The property occupies a fabulous corner position on this sought after street with stunning views over the Mayfield Valley, benefitting from a driveway, garage, uPVC double glazing throughout and gas fired central heating. In brief, the well presented living accommodation comprises: a welcoming entrance hallway with cloakroom storage and downstairs WC. To the front is a bright and spacious family lounge with feature fireplace and bay window. Dining room to the rear with feature fireplace and fully glazed door leading onto the rear garden. A modern, fitted kitchen having underfloor heating, a range of wall, drawer and base units with granite worktops above. Appliances include an integrated fridge/freezer and dishwasher and space for a Britannia Range Cooker, which is included in the sale. Off the kitchen is a large pantry ideal for storage. A door leads into the glazed and covered passageway with access into the utility room having plumbing/housing for a washing machine and tumble dryer, wash basin and underfloor heating and in turn a door leads into the garage. From the entrance hall, a staircase rises to the first floor landing with access into the three good sized double bedrooms, all of which benefit from fitted wardrobes. Family bathroom with bath and shower over, wash basin and a central heating radiator. Separate WC. A further staircase rises to the home office/occasional bedroom four.

- THREE/FOUR BEDROOMS
- IMMACULATELY PRESENTED FAMILY HOME
- EXCELLENT SCHOOLS CLOSE BY
- SITUATED BY THE MAYFIELD VALLEY
- FREEHOLD
- GARAGE AND DRIVEWAY
- SEPARATE UTILITY ROOM





OUTSIDE

To the front is a well stocked garden with gate and pathway leading to the front facing entrance door, a gated driveway gives access to the garage with up/over door, power and light. To the rear is a private, fully enclosed garden with an array of established plants and lawn and mature hedging to the borders.

LOCATION

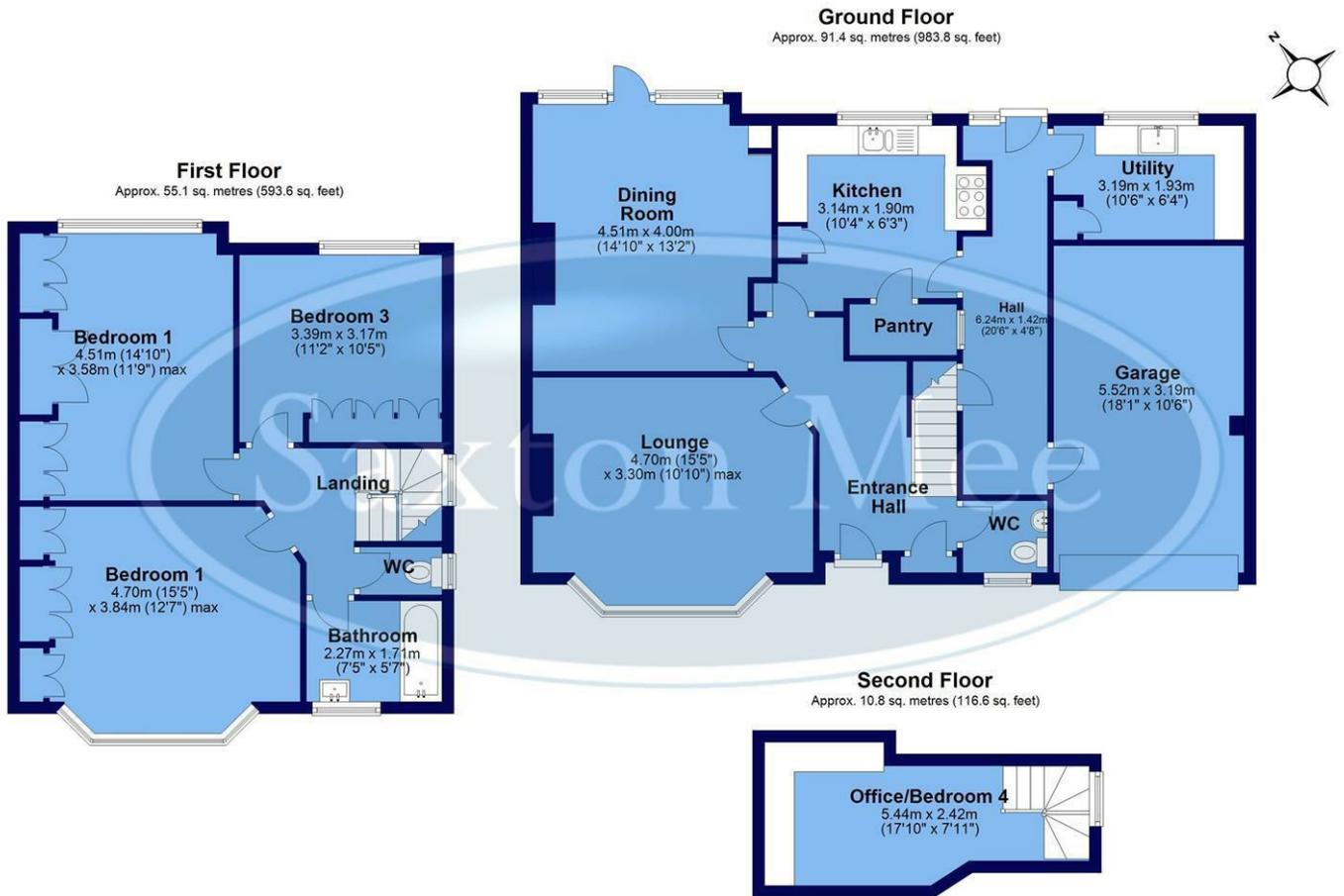
Situated in this sought after location of Fulwood with excellent school catchments, stunning countryside and parks, regular public transport and excellent local amenities. The property is located within close proximity to the City Centre, teaching hospitals and universities. The Mayfield Valley can be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

MATERIAL INFORMATION

Tenure: Freehold.

Council Tax Band: E.

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. 157.4 sq. metres (1694.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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