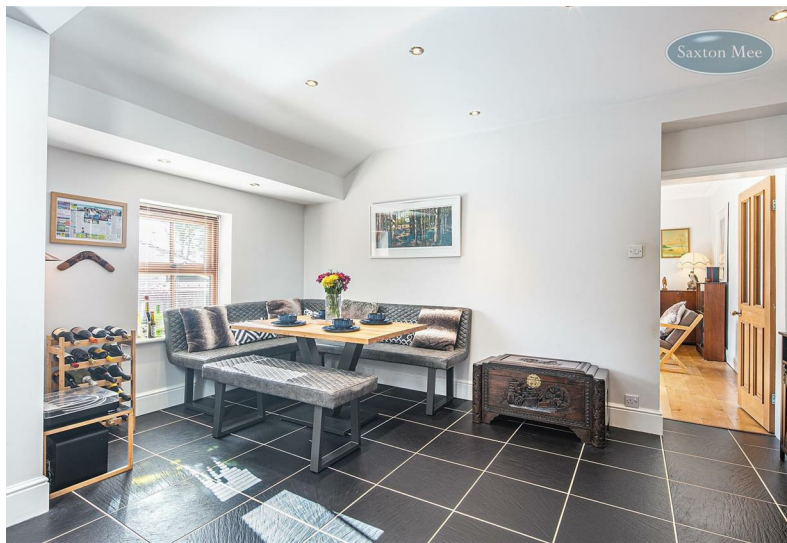


# Saxton Mee



**Crimicar Lane Fulwood Sheffield S10 4FD**  
**Offers Around £450,000**



## Crimicar Lane

Sheffield S10 4FD

Offers Around £450,000

FREEHOLD SEMI-DETACHED PROPERTY \*\* DATES BACK TO 1855 \*\* FABULOUS SIZED PROPERTY \*\* Saxton Mee Crookes are excited to market this impressive three bedroom, semi-detached Victorian property which is located within the highly sought after suburb of Fulwood S10. Beautifully presented throughout, the characterful stone property enjoys superb sized rooms, including a wonderful open plan dining kitchen which benefits from a vaulted ceiling and underfloor heating.

Measuring nearly 1400 square feet in total, the accommodation on the ground floor comprises an entrance hall that has a useful understairs cupboard, a spacious lounge with high ceiling which features a log burning stove and French doors to a decked terrace, a utility room which has access to both a WC/cloakroom, and a large store room which can be entered from the outside, and the fabulous open plan dining kitchen which has a range of fitted units with contrasting granite worktops, integrated appliances, and Velux windows which allow generous natural light.

The first floor has two similar sized bedrooms, one with additional cupboard space, a bathroom that has a white Villeroy & Boch suite including a shower over a bath, and from the landing area, stairs lead to a large and bright double bedroom, which can easily take a super king bed. It features fitted wardrobes, and dual aspect windows with views over Sheffield

- SUBSTANTIAL VICTORIAN SEMI-DETACHED
- THREE GOOD SIZED BEDROOMS
- OPEN PLAN DINING KITCHEN
- SEPARATE UTILITY ROOM
- SPACIOUS LIVING ROOM WITH LOG BURNER
- DOWNSTAIRS WC
- WELL PRESENTED THROUGHOUT
- LOW MAINTENANCE GARDEN
- SOUGHT AFTER LOCATION
- EDGE OF MAYFIELD VALLEY





**OUTSIDE**

The property is accessed via a shared driveway to a private parking area. There is a raised lawn area alongside a paved patio, and a separate private decked terrace which is ideal for outdoor eating and entertaining.

**LOCATION**

Located in the highly sought-after area of Fulwood, this house is an ideal choice for those seeking a modern and stylish family home. Its convenient location provides easy access to local shops/amenities, highly regarded schools, and excellent transport links, making it an ideal base from which to explore the surrounding area. You have green spaces including Forge Dam within walking distance and you're only minutes from the picturesque Mayfield Valley and Peak National Park.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band D.

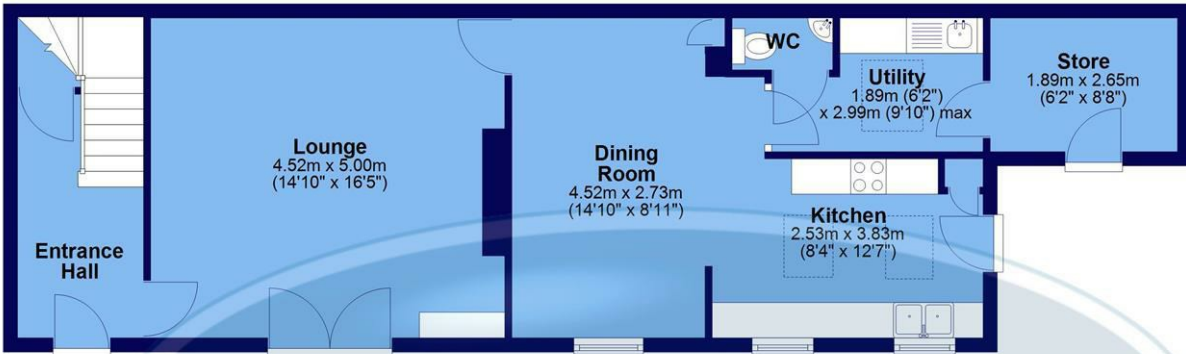
**VALUER**

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.

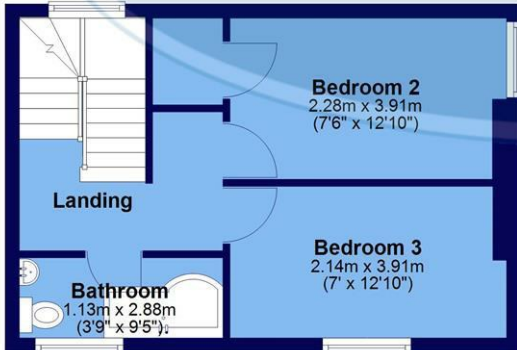
## Ground Floor

Approx. 66.8 sq. metres (719.5 sq. feet)



## First Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



## Second Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



Total area: approx. 129.1 sq. metres (1389.4 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

