

Saxton Mee



Crakehall Road Ecclesfield Sheffield S35 9WQ
Offers Around £325,000

St Luke's
Sheffield's Hospice

Crakehall Road

Sheffield S35 9WQ

Offers Around £325,000

**** FREEHOLD **** Situated on a quiet CUL-DE-SAC position is this THREE DOUBLE BEDROOM, TWO BATHROOM semi detached property which enjoys a WEST FACING REAR GARDEN, benefiting from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating. This lovely family home is located in an ideal position with excellent public transport links, close proximity to both junior and secondary schools and easy access to Sheffield and junction 35 of the M1.

Tastefully decorated throughout, the well presented living accommodation briefly comprises front composite door which opens into the entrance hall with access into the lounge and family room. The lounge has a bay window allowing natural light, while the focal point is the gas fire. The family room has a uPVC sliding door which opens onto the rear garden. There is access to an under stair storage cupboard with fitted shelving and the extended kitchen/diner. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above and dishwasher along with housing and plumbing for a washing machine. There is a pantry with space for a fridge and shelving and a side uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The master has a bay window and space for furniture. Double bedroom two overlooks the rear garden. The bathroom is fully tiled and has a three piece suite including bath with electric shower, WC and wash basin.

A further staircase rises to the second floor and double bedroom three which has Velux windows to the front and rear, eaves storage and the added advantage of WC and wash basin off.

- LOVELY FAMILY HOME
- ATTRACTIVE OUTLOOK TO THE FRONT & REAR
- THREE DOUBLE BEDROOMS
- LOUNGE, FAMILY ROOM & KITCHEN/DINER
- DRIVEWAY & GARAGE
- GOOD SIZED GARDENS TO THE FRONT & REAR
- FABULOUS LOCATION
- EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE PROXIMITY TO GOOD LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD & J35 OF THE M1





OUTSIDE

A low wall encloses a front lawn with attractive planted borders. There is a driveway which leads to the garage with up and over door and inspection pit and houses the boiler. To the rear is a west facing garden with a seating area, lawn and garden shed.

LOCATION

Crakehall Road is a popular road which is well-placed for local shops and amenities, schools, recreational facilities and access to the city centre, motorway, hospitals, Meadowhall and the countryside.

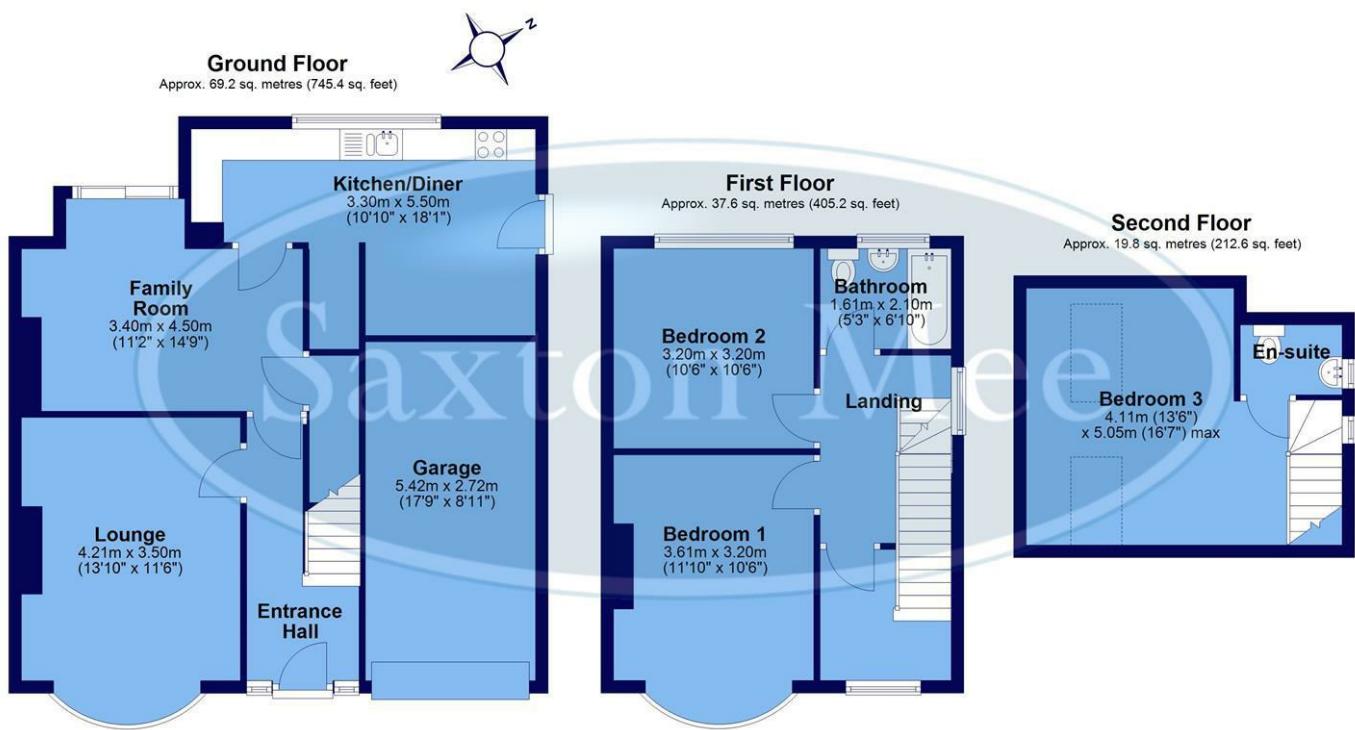
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Greg Ashmore 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. 126.6 sq. metres (1363.1 sq. feet)

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

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st luke's
Sheffield's Hospice

| Energy Efficiency Rating | |
|--|----|
| Very energy efficient - lower running costs (A2 plus) | A |
| (B1-B1) | B |
| (B2-B9) | C |
| (D5-D8) | D |
| (E9-E4) | E |
| (F1-F8) | F |
| (G1-G8) | G |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | 81 |

| Environmental Impact (CO ₂) Rating | |
|--|----|
| Very environmentally friendly - lower CO ₂ emissions (A2 plus) | A |
| (B1-B1) | B |
| (B2-B9) | C |
| (D5-D8) | D |
| (E9-E4) | E |
| (F1-F8) | F |
| (G1-G8) | G |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |
| England & Wales | 77 |