



4, Mackenzie Crescent

Sheffield, S10 2BU

Description

The Broomhall neighbourhood is synonymous with elegant Victorian architecture and private cul de sacs and number 4 is a classic example of properties in the area. Quietly situated on a little known backwater on a pleasant, south facing plot that includes gardens to the front, side and rear, gated parking (accessible via the rear service road) and a detached garage. A stone built semi-detached house of character, built in the mid to late Victorian era and offering 1854 square feet of accommodation over three floors including two reception rooms with wood burning stoves, a smart kitchen with stone flagged flooring, four double bedrooms, two bath/shower rooms and an extended utility room and ground floor shower room/W.C. The location is ideal for medics and academics, due to the close proximity of the main city hospitals and universities, and commutes into town are rapidly available via a short walk. This property also falls into a well regarded school catchment and offers a great space to raise your family.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



- Four good double bedrooms, two with fitted wardrobes.
- Dining room with a dual aspect and a wood burning stove.
- Sitting room with a wood burning stove and offering versatility in the way the room can be used.
- Pretty kitchen with attractive stone flags to the floor, modern units and work surfaces.
- Utility room and separate ground floor shower room/W.C.
- Two bath/shower rooms including modern fixtures and fittings and elegant tiling.
- Gated parking to the rear for at least two vehicles/
- Sunny, south facing gardens to the front, side and rear.
- Freehold, no chain and Council Tax Band D.
- Gas central heating and double glazing combine to produce an EPC rating of D66.









Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.