

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**57 Brooklands Crescent, Sheffield, S10 4GF**

**Asking Price £475,000**

**Property Images**

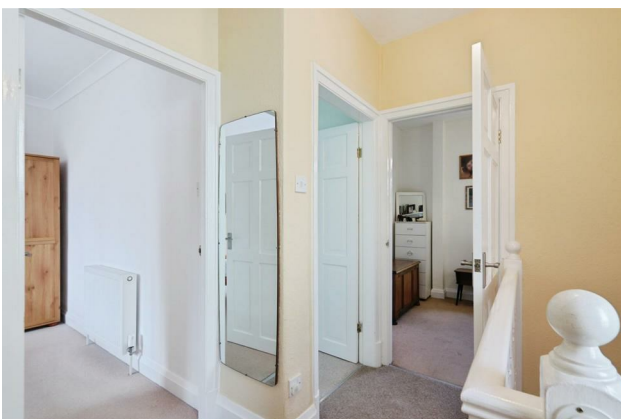
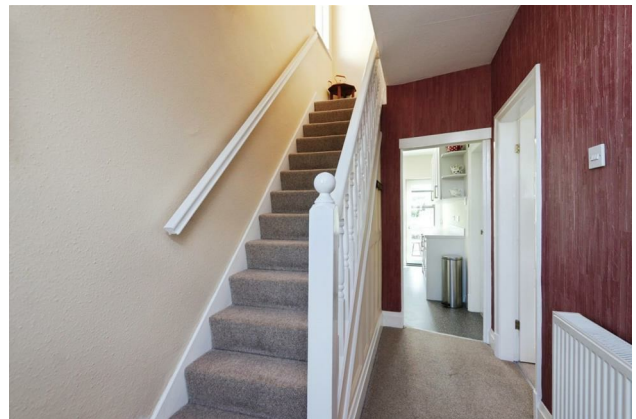




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## Property Images





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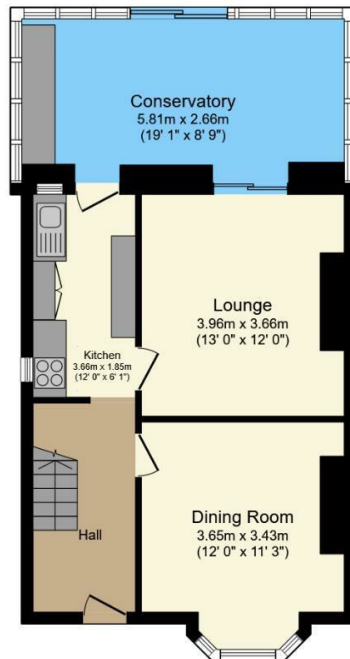
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## Property Images

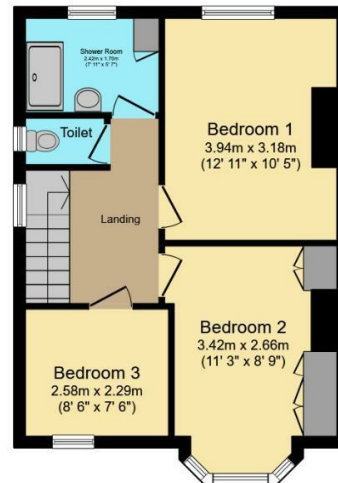


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**Ground Floor**  
Floor area 61.7 sq.m. (664 sq.ft.)



**First Floor**  
Floor area 43.3 sq.m. (467 sq.ft.)

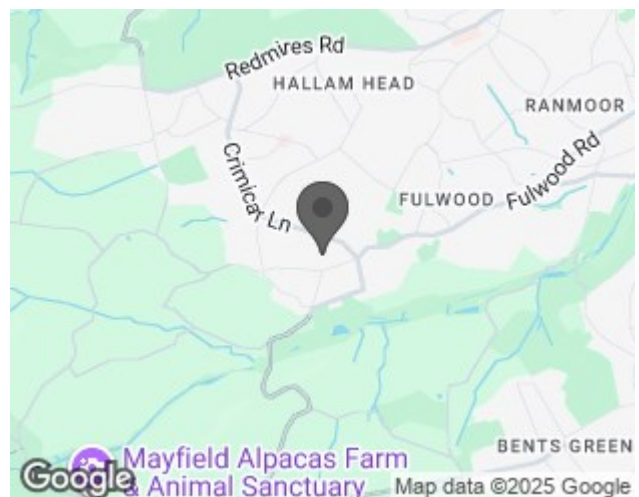
Total floor area: 105.0 sq.m. (1,130 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Leasehold

## Summary

Hunters of Hunters Bar are delighted to bring to market this fabulous three bedroom, double bay windowed, semi detached family home. Quietly tucked away on this no through cul-de-sac on this prestigious residential road within the very heart of popular Fulwood Village. Having had a conservatory added to the ground floor, the property offers plenty of further opportunities to further extend to the rear, side and loft as neighbouring properties have done so (subject to planning) to create a forever family home. With an absolutely stunning south facing rear private garden and driveway the property is also available to market with the benefit of no upward chain and vacant possession. Perfectly suited to the growing family market so viewing is essential to see the full potential of this property.

Fulwood Village has a coffee shop, Bakery, Co-op, hardware store and greengrocer, as well as easy access to Forge Dam and through into the Mayfield Valley. A great place for walks to Endcliffe and Bingham Parks through the woods via Shepherd's Wheel. Fulwood Church and Fulwood Sports Club is just around the corner and Nether Green Schools is within a short walking distance. A perfect spot for families. Fulwood has excellent access to the private local Claremont and Thornbury hospitals, as well as Weston Park and Hallamshire. Sheffield city centre is approximately 4 miles away, and the Peak Park is within 3 miles.

## Features

- No chain - vacant possession on completion
- Three Bedroom semi-detached
- South facing rear garden
- Conservatory to the rear
- Excellent local school catchment
- Great location on quite cul-de-sac
- Potential to extend subject to planning
- Fulwood Village and Mayfield Valley within walking distance
- Fulwood Church and Sport Club close by