



## Marketing Preview

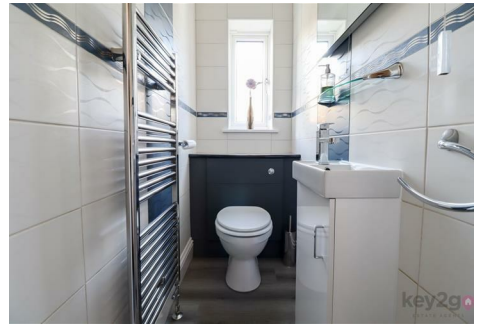


**8 Emmett Carr Lane, Renishaw, Sheffield, S21 3UL**

**£220,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 1**





NO CHAIN! This beautiful three-bedroom semi has been renovated by the current owners to a high standard. The property features a high-quality fitted kitchen/diner, a downstairs WC, and a conservatory. It has a maintenance-free garden, ample off-road parking, and a garage. The bathroom is stunning, and the property is deceptively spacious throughout. There are good road links to the M1, Chesterfield, and Sheffield, making it ideal for a first-time buyer or small family.

## SUMMARY

NO CHAIN! This beautiful three-bedroom semi has been renovated by the current owners to a high standard. The property features a high-quality fitted kitchen/diner, a downstairs WC, and a conservatory. It has a maintenance-free garden, ample off-road parking, and a garage. The bathroom is stunning, and the property is deceptively spacious throughout. There are good road links to the M1, Chesterfield, and Sheffield, making it ideal for a first-time buyer or small family.

Entrance into a useful porch with a door leading to the spacious and bright lounge. The lounge features panelling and a media wall with a fireplace. There is an under stairs storage cupboard housing the new boiler. Double doors open to the kitchen/diner, which has high-quality finishes and integrated appliances. A large conservatory has two sets of patio doors leading to the rear and side driveway. From the lounge, there is a doorway to the inner hallway with stairs rising to the first floor and access to the downstairs WC.

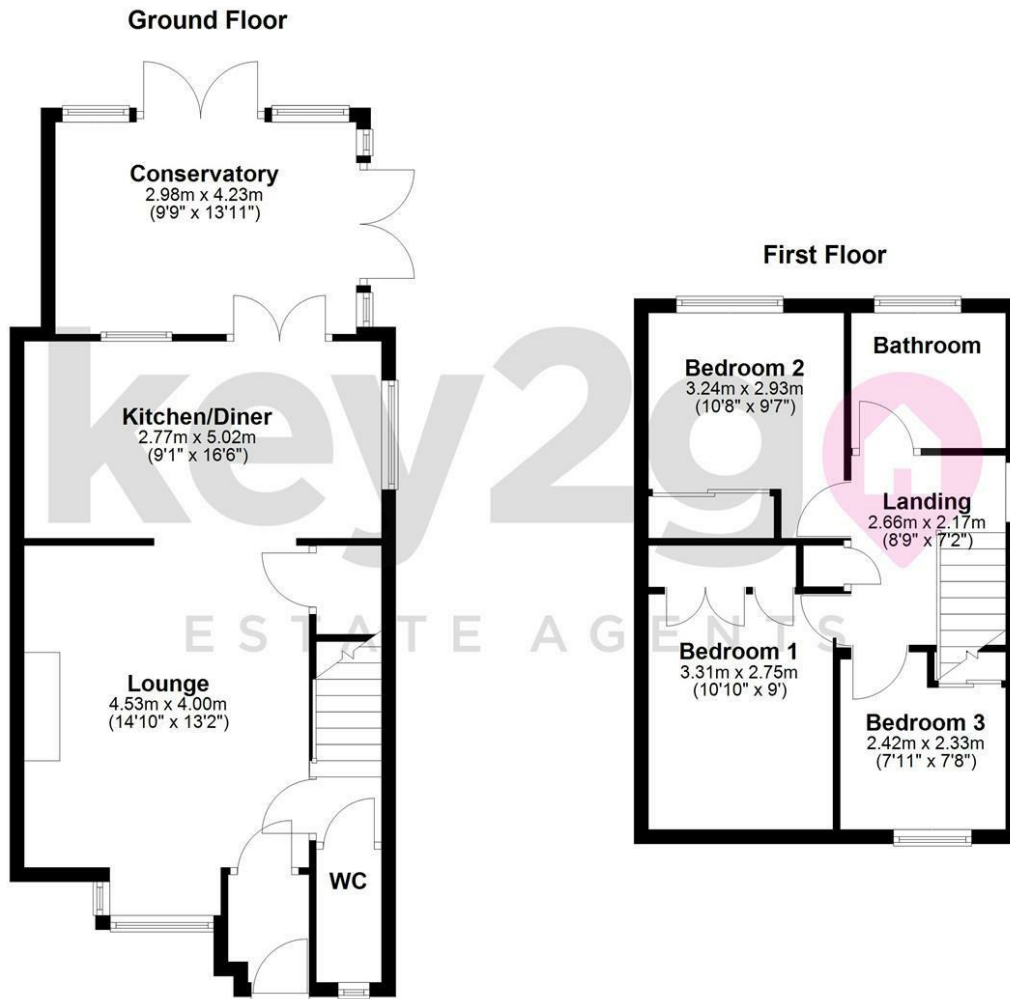
The landing has a storage cupboard. There is a double bedroom to the front with built-in wardrobes and a double bedroom to the rear with fitted wardrobes. A single bedroom to the front also has fitted wardrobes. The bathroom to the rear includes a bath, vanity wash basin, and close-coupled WC.

The property has a brick-paved driveway to the front and side and a garage. To the rear, there is a maintenance-free enclosed patio garden with outdoor power points and fencing.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER - NEW
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



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

