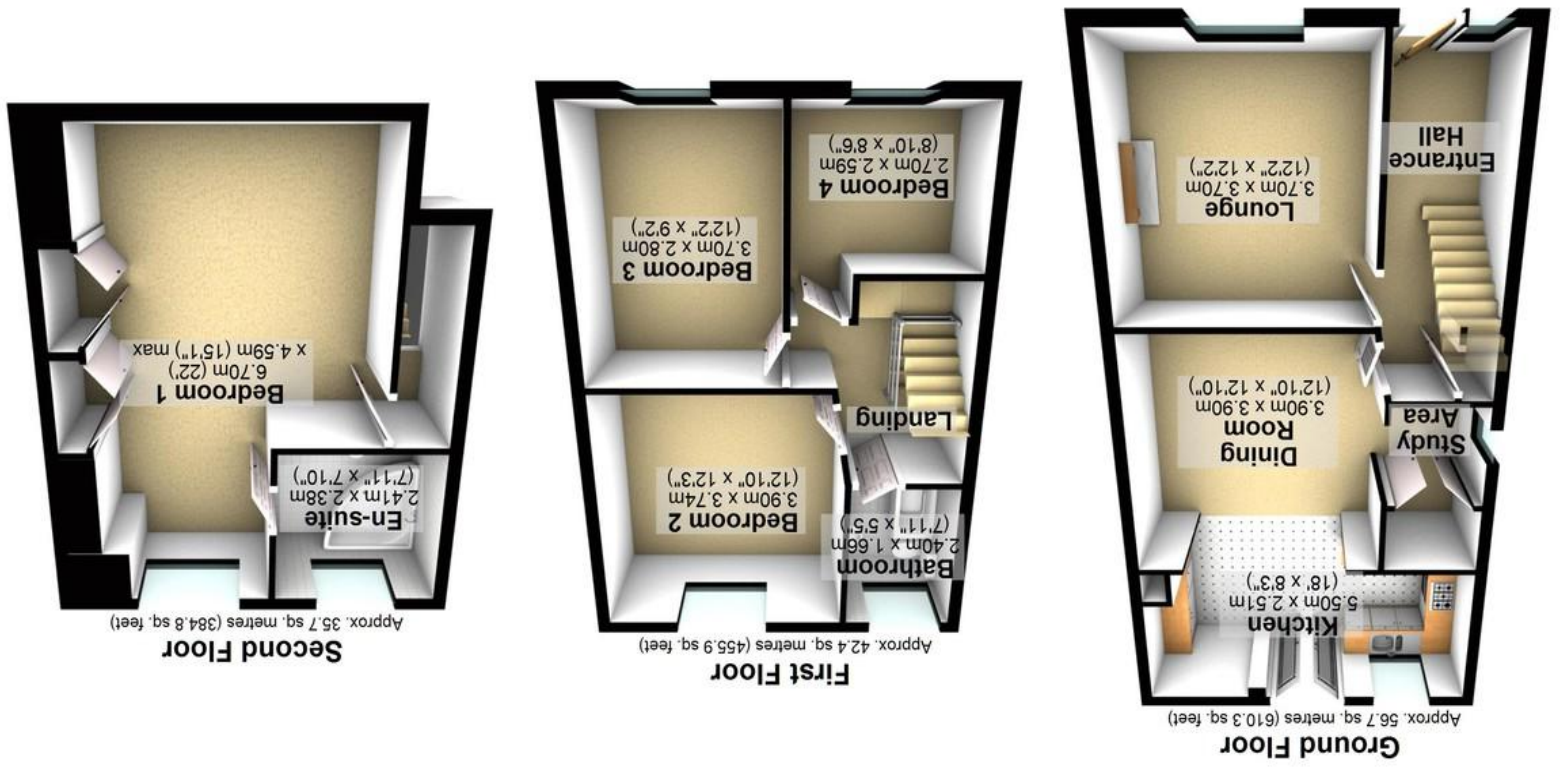


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

www.epcau.com

| Energy Efficiency Rating | |
|--------------------------|---------|
| Potential | Current |
| | |
| 77 | 69 |

Total area: approx. 134.8 sq. metres (1451.0 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





9 Cartmell Crescent | Woodseats | Sheffield | S8 0NG

Property Tenure: Freehold

An incredibly rare opportunity has arisen to purchase this quite outstanding and in many ways unique, four bedroomed, two bathroomed, extended, semi detached family home. Only upon a detailed internal viewing will the true size and finish of this extraordinary property be fully revealed. With some absolutely incredible rear views towards the Peak District number 9 enjoys a private larger than average rear family garden, off road parking for two vehicles to the front and three floors of accommodation that total an impressive 1,451 sq feet. Quietly tucked away on this little known cul de sac in the very heart of ultra popular Woodseats the property has been expertly designed and extended so that it is pitch perfect for the growing family market looking for a forever family home. With numerous amenities on the doorstep, top local schooling catchments, Graves park close by, central Sheffield and The Peak District are both within easy reach.



PROPERTY FEATURES

- FABULOUS FOUR BEDROOMED SEMI DETACHED
- MASTER BEDROOM TO THE LOFT WITH EN-SUITE
- SPECTACULAR VIEWS TO THE REAR OVER THE PEAK DISTRICT
- OFF ROAD PARKING FOR TWO CARS AND LARGE REAR PRIVATE GARDEN
- QUIET CUL DE SAC POSITION WITH 0 THROUGH TRAFFIC
- INCREDIBLY RARE OPPORTUNITY TO MARKET AND VIEWING ESSENTIAL
- TOP LOCAL SCHOOLING CATCHMENTS
- DESIGNED FOR THE FAMILY LOOKING FOR A FOREVER HOME
- THREE FLOORS OF ACCOMMODATION TOTALLING 1,451 SQ FEET
- FREEHOLD COUNCIL TAX BAND B

