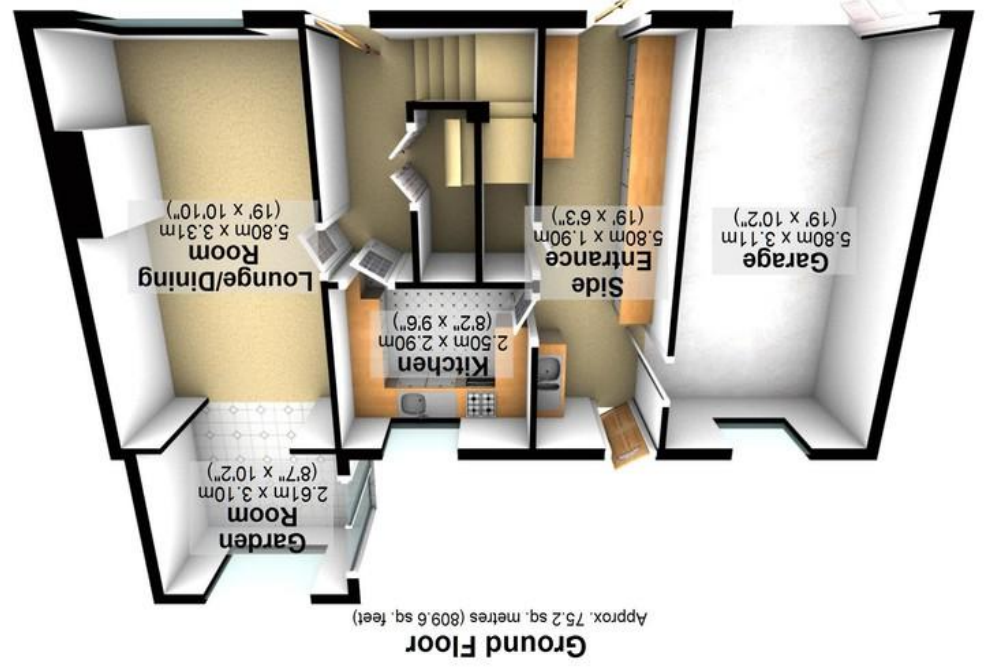
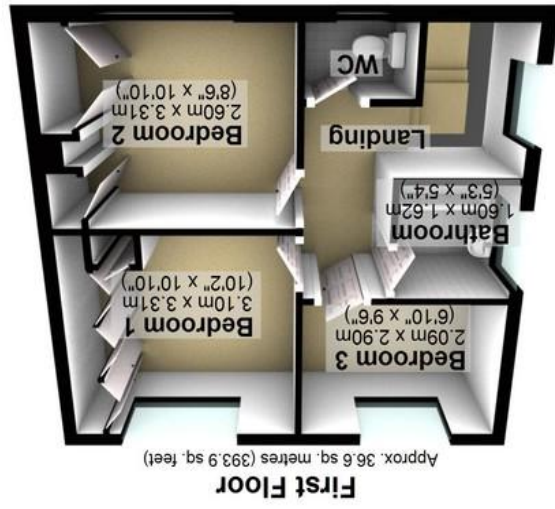


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs (92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
WWW.EPC4U.COM	



Total area: approx. 111.8 sq. metres (1203.5 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





42 Charnley Avenue | Bannerdale | Sheffield | S11 9FS

Property Tenure: Leasehold

Quietly tucked away on this little known back water in the very heart of Bannerdale is this tastefully presented and very deceptive three bedroomed semi detached family home. Having a rear ground floor extension, larger than average, southerly facing, garden, off road parking and garage number 42 is offered to the open market with the benefit of no upward chain and immediate vacant possession. Offering huge potential to further extend to the side and loft to create a dream forever family home the property will be of particular interest to the growing family market. Located in the heart of ultra popular Bannerdale within catchment for well sought after local schools, Banner Cross shops are a short stroll that boast an array of independent cafes and eateries together with Chelsea park and of course The Peak District is right next door, it's easy to say that viewing is essential to see full potential on offer.



PROPERTY FEATURES

- THREE BEDROOMED SEMI DETACHED
- AVAILABLE WITH NO ONWARD CHAIN INVOLVED
- HEART OF ULTRA POPULAR BANNERDALE
- OFF ROAD PARKING AND GARAGE
- SOUTHERLY FACING REAR FAMILY GARDEN
- WELL REGARDED SCHOOLING CATCHMENTS
- OPPORTUNITY TO FURTHER EXTEND SUBJECT TO PLANNING
- PERFECT FOR THE FAMILY MARKET
- SUPER LIGHT AND SPACIOUS THROUGHOUT
- VIEWING ESSENTIAL TO SEE FULL POTENTIAL ON OFFER

GUIDE PRICE £315,000-£325,000

