



115 Bannerdale Road, Carterknowle, Sheffield, S7 2DQ



Offers around **£269,950**

A superb, beautifully appointed and tastefully extended three bedroomed semi-detached house having the added benefit of a lovely long, south facing, well maintained rear garden and located in this popular residential suburb and for sale with immediate vacant possession and no chain. Gas fired central heating and double glazing. Entrance hall, bay windowed sitting room, separate bay windowed dining room, extended kitchen with new range of units and range of built in appliances, side entrance porch. First floor: two double bedrooms, both with bay windows, single bedroom three, large extended bathroom and separate WC. Outside: off-road parking and front garden. To the rear, detached garage and superb, long, south facing garden.

Carterknowle is a popular suburb with good local shopping facilities, regular public transport and within the catchment area for renowned local schools. Easy access to Sheffield City Centre and a short drive from the open countryside of Derbyshire.

The Accommodation Comprises

Entrance door to

Entrance Porch

Inner hardwood door with glazed surround opening to

Reception Hall

With central heating radiator.

Living Room

Front facing with walk in UPVC double glazed bay window with double panelled central heating radiator set below. Feature stone fireplace with plinth to either side.

Dining Room

With rear facing walk in UPVC double glazed bay window with lovely aspect over the beautifully maintained long rear garden and with double panelled central heating radiator set below. Marble fireplace with electric coal effect fire.

Extended Kitchen

Recently newly fitted out with comprehensive range of good quality base and wall units, good run of work surfaces including small breakfast bar area and attractive tiled splashbacks. Inset one and a half bowl stainless steel sink unit set below the broad rear facing UPVC double glazed window with superb southerly aspect over the long rear garden. Side facing UPVC window, again with lovely open views. Integrated Neff oven and combination microwave/grill and four ring Neff gas hob with extractor above. Ample space for fridge freezer and plumbing for washing machine. Kick space skirting heater, side UPVC double glazed entrance door and central heating radiator.

Pantry

With side UPVC window and gas fired central heating boiler.

Side Entrance Porch

Of UPVC construction. Plumbing for washing machine and UPVC door.

First Floor

Landing area with side facing UPVC double glazed window and linen storage cupboard. Access hatch to loft.

Bedroom 1

A front facing double bedroom with walk in semi circular UPVC double glazed bay window with lovely views across onto Brincliffe Edge. Range of built in wardrobes set to one wall and double panelled central heating radiator.

Bedroom 2

A rear facing double bedroom with walk in UPVC double glazed bay window with beautiful aspect over the long south facing rear garden. Double panelled central heating radiator.

Bedroom 3

A front facing single bedroom with UPVC double glazed window and central heating radiator.

Extended Bathroom

With suite in champagne comprising large corner bath, pedestal wash hand basin, low flush WC, corner shower cubicle and vanity unit. Half tiled. Rear obscure UPVC double glazed window and double panelled central heating radiator.

Separate WC

With low flush WC and side obscure UPVC double glazed window.

Outside

To the front, pull in for two cars and attractive front garden. To the side, secure wrought iron gates and pathway leading to the rear. Original brick built DETACHED GARAGE with two side and a rear window. A superb, long south facing garden with terrace area, lawn and beautifully stocked floral borders with an abundance of flowers and shrubs. Further up the garden is an additional lawned area and at the top of the garden, a large flagged terrace area.

Valuer/Negotiator

James Mee/Sarah McDonagh/sw.

Viewing

Strictly by appointment through our Banner Cross office.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales	66	79
EU Directive 2002/91/EC		

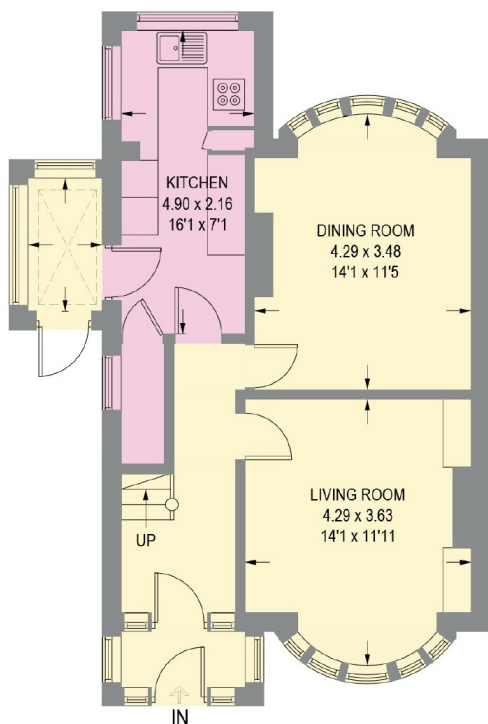
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	63	77
EU Directive 2002/91/EC		

115 BANNERDALE ROAD

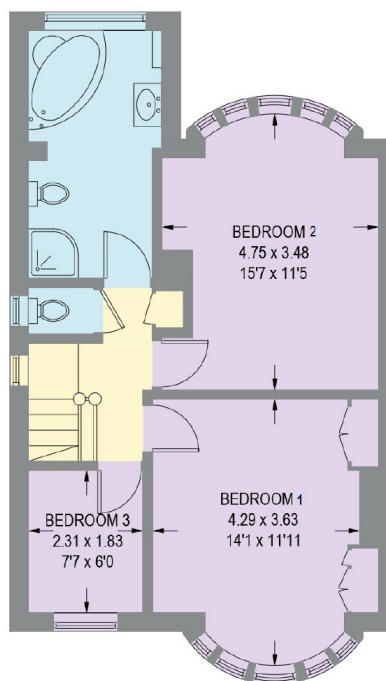
APPROXIMATE GROSS INTERNAL AREA = 103.3 SQ M / 1112 SQ FT

GARAGE = 13.8 SQ M / 148 SQ FT

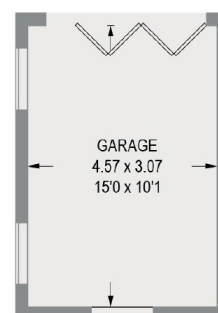
TOTAL = 117.1 SQ M / 1260 SQ FT



GROUND FLOOR
54.6 SQ M / 588 SQ FT



FIRST FLOOR
48.7 SQ M / 524 SQ FT



**(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Banner Cross
Dronfield
Hathersage
Bakewell
Matlock

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