

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.

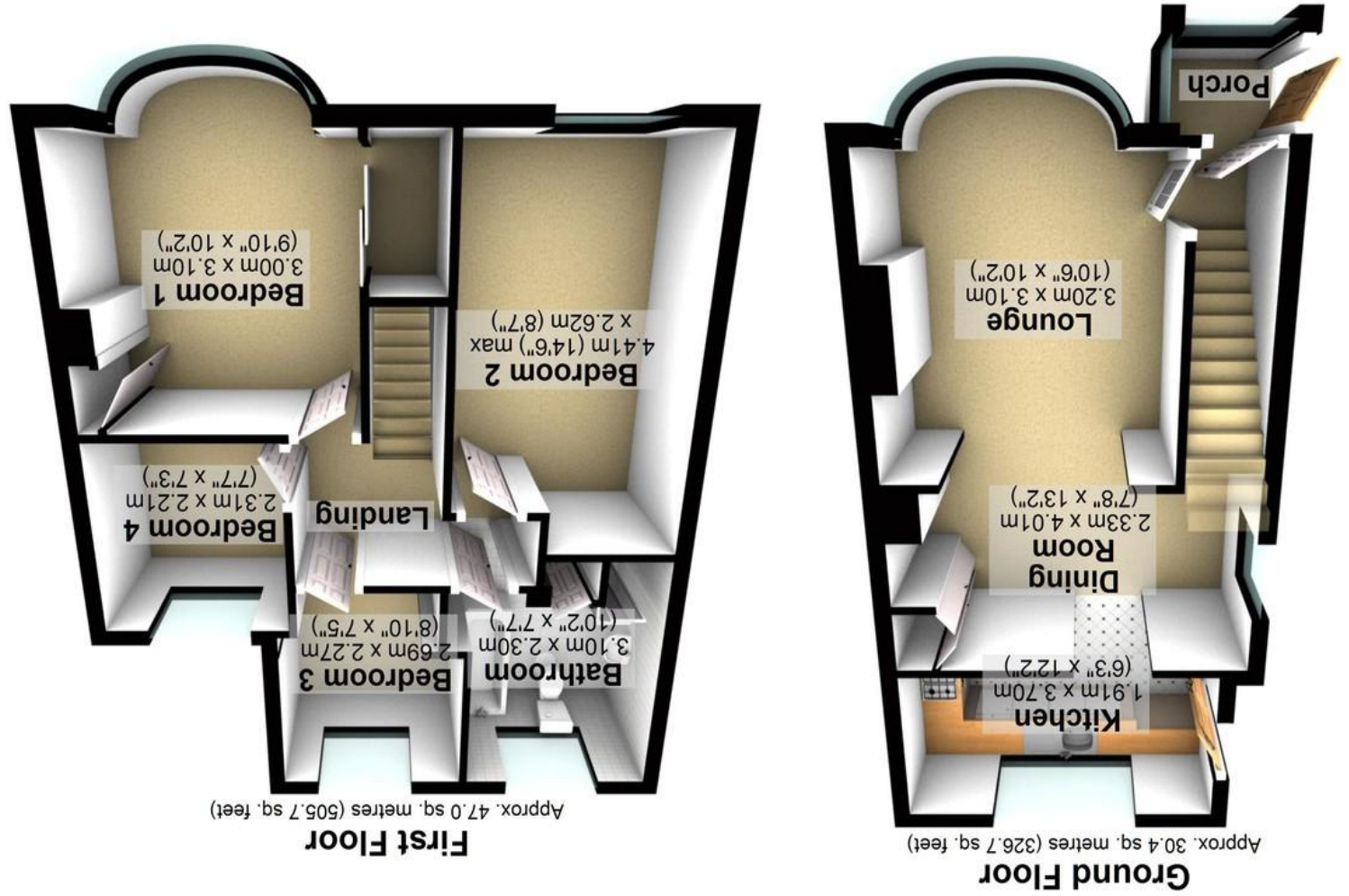
www.epcau.com

| Energy Efficiency Rating                    |         |
|---|---------|
| Potential                                   | Current |
| 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   | (1-20)  |
| Not energy efficient - higher running costs |         |

EU Directive 2002/91/EC

All measurements are approximate  
Plan produced using PlanUp.

Total area: approx. 77.3 sq. metres (832.4 sq. feet)





61 Carrfield Road | Upper Meersbrook | Sheffield | S8 9SD

**Property Tenure:** Freehold

Offered to the open market with the benefit of no onward chain and immediate vacant possession is this substantial four bedroomed, bay windowed semi detached family home. Having been extended to the side and rear to create a real feeling of space throughout its easy to say that with a little imagination this can be a forever family home. With ample off road parking, rear garden this property will be super popular with the growing family market. Located on this well sought after residential road in the very heart of this popular suburb within easy access of numerous local amenities, well regarded schooling catchments are on offer and central Sheffield is within walking distance. In brief the property comprises entrance porch, hallway, lounge through diner, extended kitchen, four good sized bedrooms and family bathroom are on the first floor.



**PROPERTY FEATURES**

- FOUR BEDROOMED SEMI DETACHED
- AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION
- EXTENDED TO THE SIDE AND REAR
- HUGE POTENTIAL TO INCREASE VALUE
- PERFECT FOR THE FAMILY LOOKING TO CREATE A FOREVER HOME
- HEART OF THIS WELL SOUGHT AFTER SUBURB
- EASY ACCESS TO NUMEROUS AMENITIES
- CENTRAL SHEFFIELD WITHIN WALKING DISTANCE
- OFF ROAD PARKING AND REAR GARDEN
- COUNCIL TAX BAND A £1369

**GUIDE PRICE £200,000-£215,000**

