







## 61 Redcar Road

Crookes • Sheffield • S10 1EX

£400,000

A superbly presented 3 bedroom semi detached property which has been comprehensively refurbished by the current owners to a very high standard. In a superb location close to the amenities of Broomhill, Crookes and well placed for the cities hospitals and universities. Benefitting from UPVC double glazing, modern gas heating from a combination boiler and enjoying a lovely, landscaped garden to the rear with a particularly private backdrop and views over woodland. On the ground floor a UPVC door opens into the reception hallway, the lounge is well proportioned and has a wood burning stove providing a focal feature and set to the chimney breast with bespoke fitted cupboards and shelving to the chimney breast recesses. The dining room provides formal dining space has fitted display and French doors opening to the lovely garden. The kitchen is superbly fitted with white, Wren fitted units complemented by a granite work surface, and incorporating a Siemens electric stainless steel oven, John Lewis microwave, electric oven and grill, 5 ring gas hob with extractor above a Neff dishwasher and John Lewis washing machine. There is space for a large fridge/freezer, stylish tiling to the walls and Italian tiling to the floor. On the 1st floor are 3 bedrooms, two doubles and a single, the doubles both have bay windows making them very well proportioned. The shower room is of a very high quality and superbly fitted with a corner shower cubicle, wall hung wash hand basin and stunning Carrara Italian marble tiles to the floor and walls. There is a separate W.C again finished with the fantastic Italian marble. Both the bathroom and W.C have electric underfloor heating. A loft hatch with drop down ladder opens to the loft space which is insulated and boarded. Outside to the front of the property is a driveway, providing off road parking and a well stocked front garden with attractive shrub, plants and a mature hedge providing good privacy. There is a gated path to the side, with wood store and a useful storage cupboard, which leads to the stunning fully enclosed garden with a lovely private backdrop. A sandstone patio and decking provides outside sitting and entertaining space, there is a lawn and a fantastic, well kept range of colourful shrubs and plants, with fencing surround. A garden shed provides useful storage.





- Stone Fronted 3 Bedroom Semi Detached
- Superbly Presented No Expense Spared
- Quality Kitchen With Integrated Appliances
- Shower Room With Italian Marble Tiling
- Attractive Garden With Private Backdrop

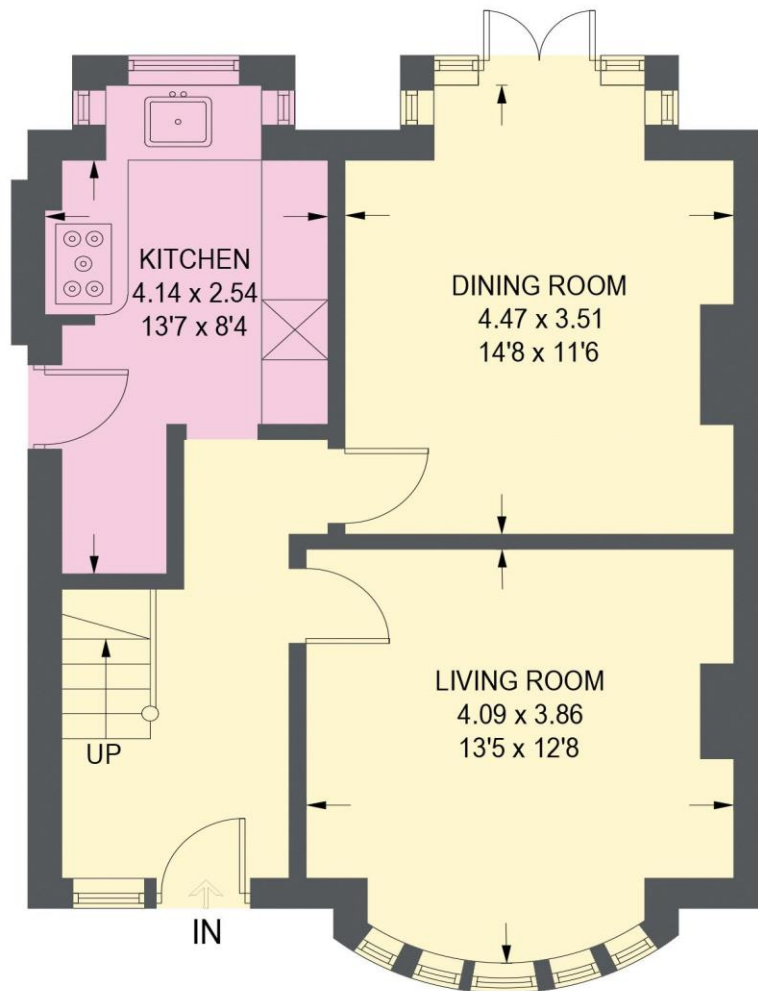
- UPVC Double Glazing & Modern Gas Heating
- Superb Location Near Broomhill
- Close To Universities And Hospitals
- Long Leasehold
- EPC - tbc Council Tax Band C



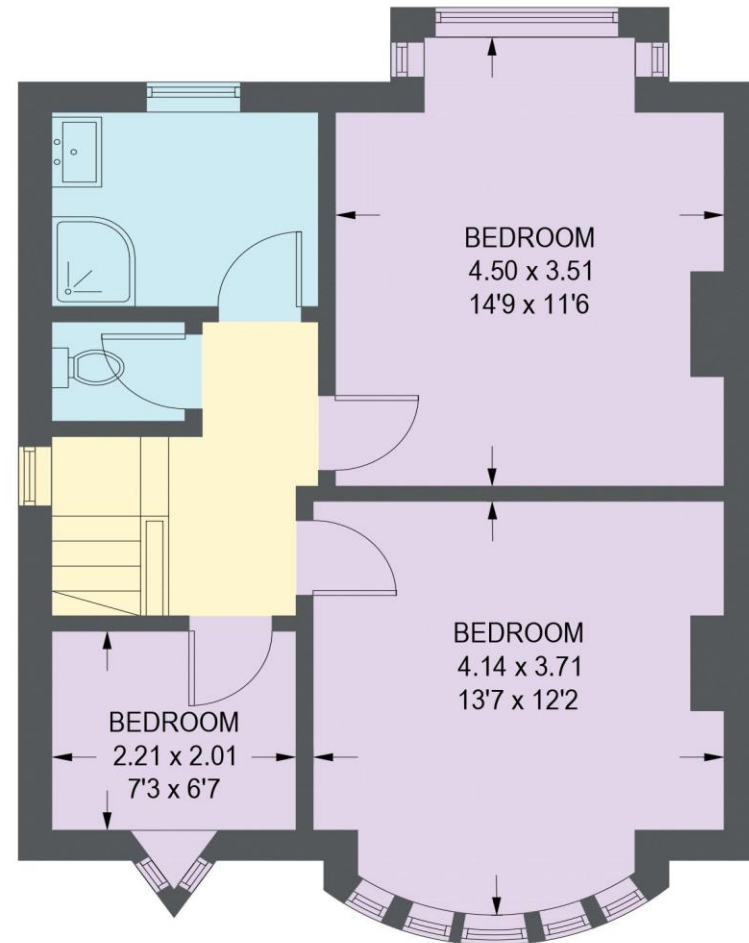


# 61 REDCAR ROAD

APPROXIMATE GROSS INTERNAL AREA = 95.2 SQ M / 1025 SQ FT



**GROUND FLOOR**  
**48.4 SQ M / 521 SQ FT**



**FIRST FLOOR**  
**46.8 SQ M / 504 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. [View on Map](#)



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