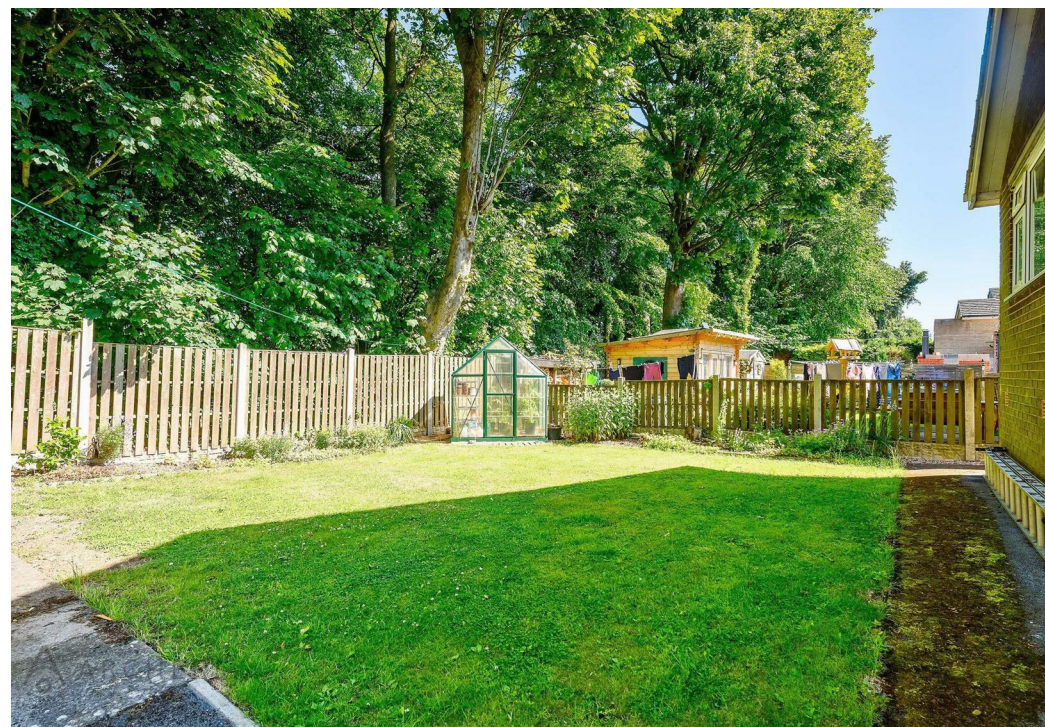


67 Sandygate Park, Sandygate, Sheffield, S10 5TZ  
£475,000



67 Sandygate Park, Sandygate, Sheffield, S10 5TZ

£475,000

Council Tax Band: F

A fantastic opportunity has arisen to purchase this spacious and well presented three double bedroom detached bungalow, which is situated on a cul-de-sac backing onto woodlands within this hugely popular suburb! Perfect for families, the property is in need of modernisation and there is huge potential to extend or improve the property to one's own tastes. Located within the catchment area of Lydgate and Tapton schools, there are regular bus routes nearby giving easy access to the Universities and Hospitals and the property is situated within metres of open countryside. With gas central heating and majority double glazing, the property in brief comprises; Entrance hallway, separate w.c, bright and spacious lounge with log burner, dining room, kitchen, three double sized bedrooms and a bathroom with five piece suite. Outside, there are spacious gardens to the front and rear and a long driveway leading to the detached double garage. With NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit! Freehold tenure, council tax band F.

### **Entrance Hallway**

Access to the property is gained through a side facing upvc entrance door which leads to the hallway. Having a radiator, doors to most rooms in the property, a storage cupboard and a loft hatch gaining access to the roof space, which is boarded and provides ample storage space.

### **Seperate WC**

A great addition to the property, having a low flush wc, pedestal wash basin and a side facing double glazed window.

### **Lounge**

A bright and spacious room which has front and side facing double glazed windows bringing much light into the room, a radiator and wood burning stove. An archway leads to the dining room.

### **Dining Room**

Another bright and spacious room which has front and side facing upvc double glazed windows, a radiator, serving hatch to the kitchen and ample space for a dining table and chairs.

### **Kitchen**

Having fitted wall and base units with a laminated

worksurface incorporating a stainless steel sink and draining unit. There is space for appliances including a cooker (with extractor fitted above), fridge freezer, dishwasher, washing machine and tumble dryer. With tiled flooring, a side facing double glazed window and a side facing entrance door leading to the outside.

### **Master Bedroom**

A spacious double sized bedroom which has a rear facing double glazed window, a radiator, fitted wardrobes and a built in storage cupboard.

### **Bedroom Two**

The second bedroom is another double sized room which has a side facing double glazed window, radiator and a built in storage cupboard.

### **Bedroom Three**

The third bedroom is a spacious room which has side facing double glazed window and a radiator.

### **Bathroom**

A modern styled bathroom which a five piece suite comprising of a panelled bath, double shower enclosure, vanity wash basin, bidet and a low flush wc. With a radiator, vinyl flooring and a side facing high level single glazed window.

### **Outside**

To the front of the property there is a low maintenance garden area with a path to the right hand side leading to the entrance door, a long driveway which leads to the rear and an area which has shrubs and trees to the left hand side. To the rear of the property the driveway leads to the detached garage and there is a spacious lawned garden which has a patio area currently housing a small greenhouse, surrounding fencing and the garden backs onto woodlands giving a lovely private feel.

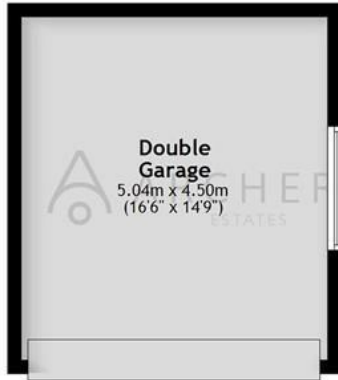
### **Detached Double Garage**

A spacious and hugely useful garage which has an up and over door, power and lighting, side facing windows and is ideal for storage.



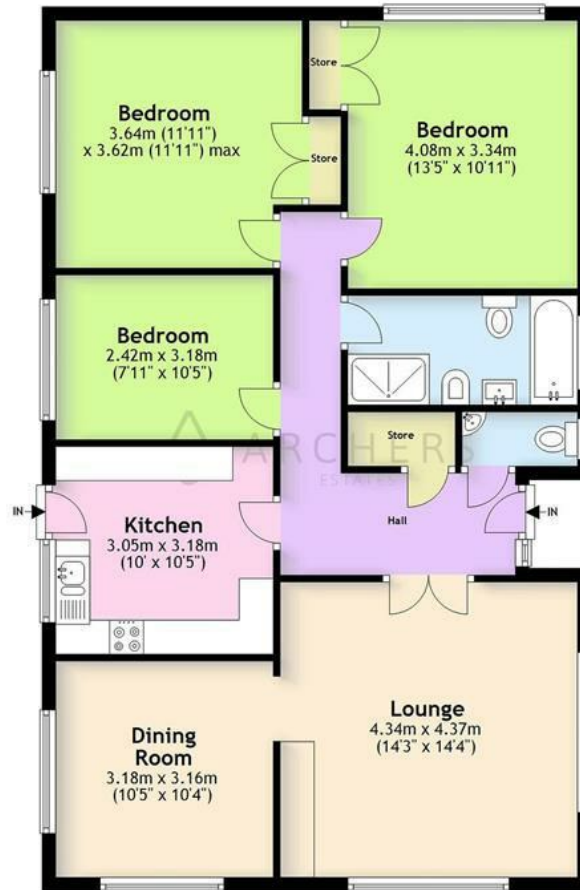
### Outbuilding

Approx. 22.7 sq. metres (244.1 sq. feet)



### Ground Floor

Approx. 94.9 sq. metres (1021.6 sq. feet)



Total area: approx. 117.6 sq. metres (1265.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

