

1 Cairns Road, Crosspool, Sheffield, S10 5NA
£365,000

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Council Tax Band: C

A spacious and well presented three bedroom semi detached home which is located on a popular road in the heart of Crosspool. Ideal for families, the property is located on a plot with gardens to three sides and has the addition of two cellar rooms, ripe for conversion or ideal for storage! Situated close to a wealth of shops, cafes and amenities, the property is also within the catchment area of Lydgate and Tapton schools and benefits from regular transport links giving easy access to the Universities, Hospitals, City Centre and open countryside. The property in brief comprises; Entrance hallway, bay fronted lounge and a dining kitchen with cellar access. To the first floor there is a landing area, three bedrooms and a bathroom. Outside, there is a low maintenance garden to the front, a private lawned garden with fencing to the side and to the rear there is a decked garden area with excellent far reaching views. A viewing is highly recommended, contact Archers Estates to book your viewing today! Freehold tenure, Council Tax Band C.

Entrance Hallway

Access to the property is gained through a front facing composite entrance door which leads directly into the hallway. Having a staircase rising to the first floor accommodation, a radiator and a door leading to the lounge.

Bay Fronted Lounge

A bright and spacious lounge which has a front facing upvc double glazed bay window, solid wood flooring, a radiator and feature wooden fireplace with gas fire and tiled backing and hearth. A door leads to the dining kitchen.

Dining Kitchen

A spacious room which has a dining area with rear facing upvc double glazed french doors leading to the decking area, engineered wood flooring and a radiator. To the kitchen area there are fitted wall and base units with a laminated worksurface incorporating a stainless steel one and a half sink and drainer unit and five burner gas hob with extractor above. There are integrated appliances including an electric oven and grill unit and a dishwasher. With a side facing upvc double glazed door, a radiator, a rear facing upvc double glazed window and a door leading to the cellar level.

Utility Room

Steps descend from the dining kitchen and lead to the utility room, which has ample storage space and space/plumbing for a washing machine and tumble dryer. A door leads to the storage room.

Storage Room

The second cellar room is a large storage room which has power and lighting.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a side facing original stained glass window and a wooden bannister rail. Doors lead to all rooms on this floor.

Master Bedroom

A spacious, double sized bedroom which has a front facing upvc double glazed bay window, fitted wardrobes, solid wood flooring and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window enjoying far reaching views and a radiator.

Bedroom Three

The third bedroom is a single sized room which has a front facing upvc double glazed window and a radiator.

Bathroom

Having a modern suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a chrome towel radiator, tiled flooring and a rear facing upvc double glazed window.

Outside

To the front of the property there is a low maintenance garden with an array of plants and a path leading to the entrance door. There is a spacious lawned garden to the side which has a stone wall for additional privacy and trees/borders. To the rear there is a two tiered decked area perfect for outside entertaining.





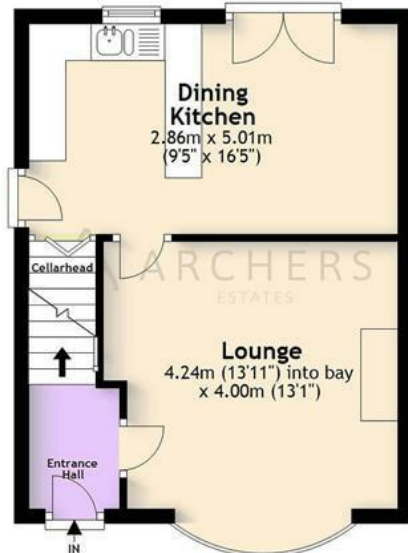
Basement

Approx. 29.7 sq. metres (319.2 sq. feet)



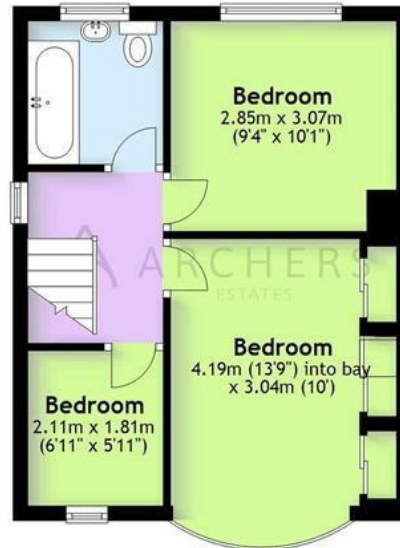
Ground Floor

Approx. 33.4 sq. metres (359.1 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



Total area: approx. 96.0 sq. metres (1033.8 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)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	