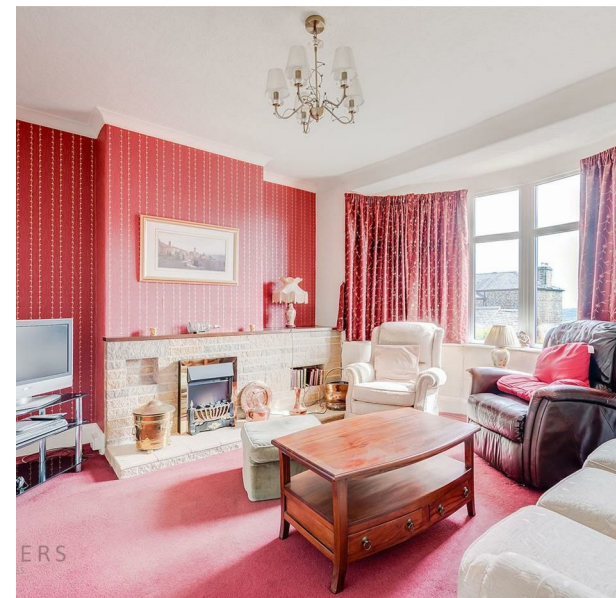
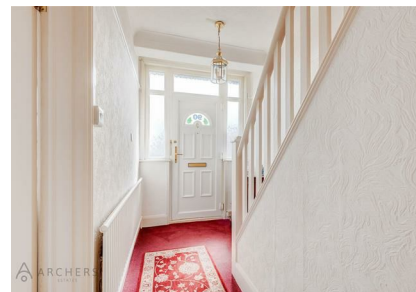


90 Watt Lane, Crosspool, Sheffield, S10 5RE  
Asking Price £375,000



90 Watt Lane, Crosspool, Sheffield, S10 5RE

Asking Price £375,000

Council Tax Band: C

A fantastic opportunity has arisen to purchase this spacious three double bedroom semi detached home which is located on this popular road in Crosspool. Requiring some modernisation, the property is perfect for families and is situated within the catchment area of Lydgate and Tapton schools, and benefits from regular transport links nearby giving easy access to the Universities, Hospitals and the Peak District. With double glazing and gas central heating, the property in brief comprises; Entrance hallway, bay fronted lounge, dining room and a kitchen. To the first floor there is a landing area, three double bedrooms and a shower room. Outside, there is a low maintenance garden to the front whilst to the rear is a spacious garden with two lawns. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer! Freehold tenure, Council tax band C.

### **Entrance Hallway**

Access to the property is gained through a front facing upvc entrance door which leads to the hallway. Having a front facing upvc double glazed window, a staircase rising to the first floor and doors to all rooms on this level.

### **Bay Fronted Lounge**

A spacious lounge which has a front facing upvc double glazed bay window enjoying far reaching views, two radiators and a feature stone fireplace with electric fire.

### **Dining Room**

Another good sized reception room which has a rear facing upvc double glazed window, radiator and an electric fire with feature surround.

### **Kitchen**

Having fitted wall and base units with a laminated worksurface incorporating a sink and drainer unit and electric hob with extractor above. There is an integrated electric oven and grill unit and space for a fridge freezer and washing machine. With a rear facing upvc double glazed window, radiator, side facing entrance door and a pantry offering further storage options.

### **First Floor Landing Area**

A staircase ascends from the ground floor and leads to the first floor landing area, which has a wooden bannister rail, side facing upvc double glazed window and a loft hatch. Doors lead to all rooms on this floor.

### **Master Bedroom**

A spacious master bedroom which has a front facing upvc double glazed window offering stunning far reaching views, a radiator and fitted storage cupboards,

### **Bedroom Two**

The second bedroom is another double sized room which has a rear facing upvc double glazed window, a radiator and two fitted wardrobes.

### **Bedroom Three**

A double sized bedroom which has a rear facing upvc double glazed window and a radiator.

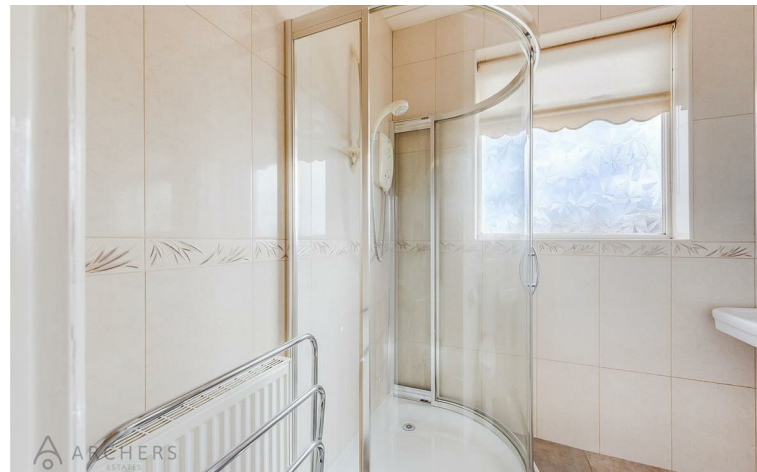
### **Shower Room**

Having a suite comprising of a shower enclosure, pedestal wash basin and a low flush wc. With a radiator, tiling to the floor, partially tiled walls, a

front facing upvc double glazed window and a cupboard housing the Vaillant combi boiler.

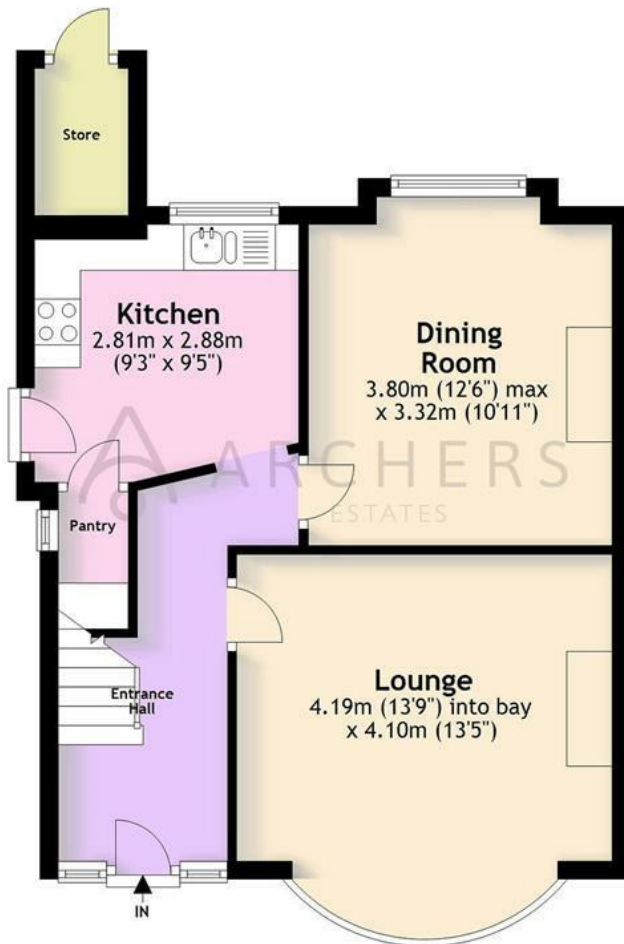
### **Outside**

To the front of the property there is a low maintenance garden with hedging and a path leading to the entrance door and continuing up the side of the building leading to the rear, which has a spacious garden area having two lawns and is surrounded by borders, shrubs and hedging.



### Ground Floor

Approx. 45.4 sq. metres (489.2 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 86.6 sq. metres (932.0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>		<b>61</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	