

81 Sandygate Road, Crosspool, Sheffield, S10 5RX
Asking Price £349,950

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Council Tax Band: C

A spacious and modern styled three bedroom semi detached home which is located on this popular road within close proximity to a wealth of shops and cafes in Crosspool! Perfect for families, the property enjoys spacious rooms and a good sized south facing garden to name a few highlights. Positioned on the bus route giving easy access to the Universities, Hospitals, City Centre and open countryside, the home is also metres away from Crosspool centre and is located within the catchment area of Lydgate and Tipton schools. With double glazing and gas central heating throughout, the property in brief comprises; Entrance porch, entrance hallway, bay fronted lounge, dining room and kitchen with modern styled units and a pantry area. To the first floor there is a landing area with loft hatch gaining access to the attic room, which is perfect for a home office or storage, three spacious bedrooms and a bathroom. Outside, there is a garden to the front with side access path gaining access to the rear garden, which enjoys a bright south facing outlook and has a lawn, patio and surrounding shrubs/fencing. Please note, there is no off road parking available with this home as the main image shows. A viewing is highly recommended, contact Archers Estates to book your appointment today! Council tax band C, leasehold tenure - 800 year lease from 1924. Ground rent is £5.88 per annum.

Entrance Porch

Access to the property is gained through a front facing pvc entrance door which leads to the porch. Having upvc double glazed windows, tiled flooring and a further wooden entrance door leading to the entrance hallway.

Entrance Hallway

A spacious and welcoming hallway, having a staircase rising to the first floor accommodation and a radiator. Doors lead to all rooms on the ground floor level.

Bay Fronted Lounge

A good sized lounge which has a front facing upvc double glazed bay window, radiator and a stylish art deco style fireplace.

Dining Room

A bright and spacious room which has a rear facing upvc double glazed window overlooking the rear garden, radiator and wooden fireplace.

Kitchen

Having modern styled fitted wall and base units with a laminated work surface area incorporating a one and a half stainless steel sink and drainer unit and gas hob with extractor above. There are tiled splashbacks to the walls and an integrated electric oven. With space for appliances including a washing machine and fridge freezer, tiled flooring, a radiator, a rear facing upvc double glazed window, side facing pvc door and a useful pantry area ideal for additional storage. The Vaillant combi boiler is positioned in the kitchen also.

First Floor Landing Area

A staircase ascends from the ground floor hallway and leads to the first floor landing area. Having a side facing upvc double glazed window and wooden bannister. Doors lead to all rooms on this level and a loft hatch with drop down ladder gains access to the attic room.

Master Bedroom

A spacious master bedroom which has a front facing upvc double glazed window and a radiator.

Bedroom Two

Another spacious double sized room which has a rear facing upvc double glazed window and a radiator.

Bedroom Three

A larger than average single sized room which has a front facing upvc double glazed window and a radiator.

Bathroom

Having a suite comprising of a panelled bath with shower over, pedestal wash basin and a low flush wc. There are partially tiled walls, tiled flooring, a radiator and a front facing upvc double glazed window.

Occasional Attic Room

Accessed via a drop down ladder, this is a great addition to the property having a radiator, eaves storage and side facing upvc double glazed window. This could be used as a home office or for additional storage purposes.

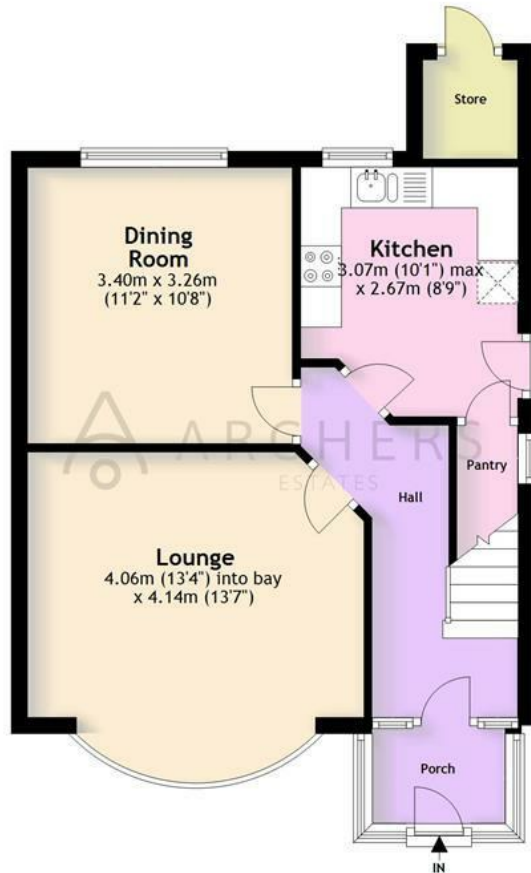
Outside

To the front of the property there is a pebbled low maintenance garden with hedges surrounding for additional privacy. A path leads down the side of the property and gains access to the rear garden, which is landscaped and has a raised lawn area, patio and surrounding fencing and shrubs/borders. The garden enjoys a south facing outlook, making it perfect for outside dining and entertaining!



Ground Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



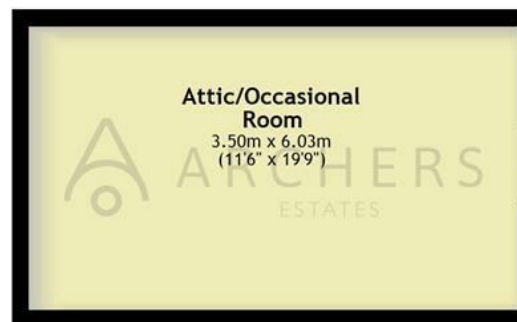
First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Second Floor

Approx. 21.1 sq. metres (227.2 sq. feet)



Total area: approx. 106.6 sq. metres (1147.9 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.

81 Sandygate Road, Sheffield

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	