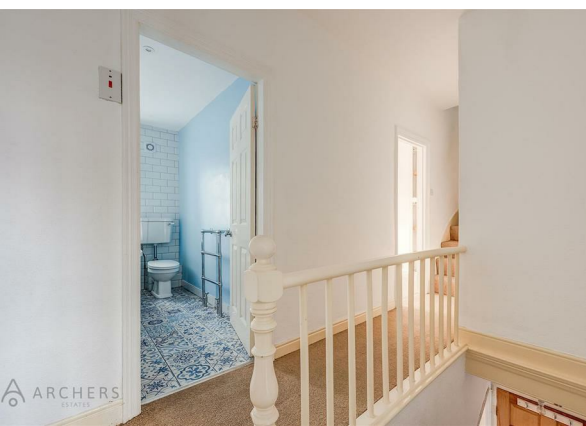


541 Manchester Road, Crosspool, Sheffield, S10 5PL
£295,000



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£295,000

Council Tax Band: B

A modern and spacious three double bedroom mid terraced home which is located in the heart of Crosspool! Perfect for first time buyers or families, the property enjoys larger than average rooms throughout and is located within close proximity to a wealth of shops, cafes and amenities, along with easy access to the Universities and Hospitals thanks to regular bus routes nearby. The property is also situated within the catchment area of Lydgate and Tipton schools. With double glazing and gas central heating throughout, the property in brief comprises; Side entrance lobby, spacious bay fronted lounge with plantation shutters to the windows, a dining room with cellar access (which could be converted subject to the usual building regs approval) and an offshot kitchen. To the first floor there is a landing area, a spacious master bedroom which benefits from space over the passageway and also has plantation shutters fitted to the windows, a further double bedroom and a modern style bathroom. To the second floor there is a good sized attic bedroom which has plenty of storage. Outside, there is a small garden area to the front and a shared passageway gives access to the gated rear garden which is a patio area with surrounding shrubs, fencing and there is a useful outside utility cupboard. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your viewing today! Leasehold tenure, 800 year lease from 1908, £2 per annum ground rent, Council tax band B.

Side Entrance Lobby

Access to the property is gained through a side facing wooden entrance door which leads to the lobby area. Having a staircase rising to the first floor accommodation and doors leading to the lounge and dining room.

Bay Fronted Lounge

A large and spacious lounge which has a front facing upvc double glazed bay window and additional front facing upvc double glazed window, both with fitted plantation shutters. With solid wood flooring, space in the chimney breast for an electric fire, a radiator and space for seating furniture.

Dining Room

Another spacious reception room having solid wood flooring, a feature fireplace, a radiator, rear facing upvc double glazed windows and ample space for a dining table and chairs. A door leads to the cellar head and the room opens to the offshot kitchen.

Offshot Kitchen

A bright and airy offshot kitchen which has fitted wall and base units with a laminated worksurface incorporating a circular stainless steel sink and drainer unit and electric hob with extractor above. There is an

integrated electric oven, tiled flooring, a radiator, side and rear facing upvc double glazed windows bringing much light into the room and a side facing wooden door leading to the outside.

First Floor Landing Area

A staircase ascends from the lobby and leads to the first floor landing area, which has a wooden bannister rail, doors to all rooms on this level and a further staircase rising to the second floor level.

Master Bedroom

A larger than average master bedroom which enjoys additional space over the passageway, having two front facing upvc double glazed windows with fitted plantation shutters, a radiator and a walk in storage area.

Bedroom Two

The second bedroom is a spacious double room which has a rear facing upvc double glazed window, a radiator and fitted wardrobes, one which has the combi boiler fitted inside.

Bathroom

Having a stylish suite comprising of a rolltop victorian style bathtub with shower over, a pedestal wash basin

and low flush wc. With a chrome radiator, tiled walls, tiled floor and a rear facing upvc double glazed window.

Attic Bedroom Three

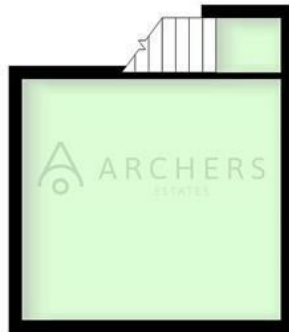
A staircase ascends from the first floor landing area and leads to a further landing area. A door leads to the attic bedroom, which is larger than average and has a front facing upvc double glazed dormer window, fitted wardrobes, a radiator and ample space for bedroom furniture.

Outside

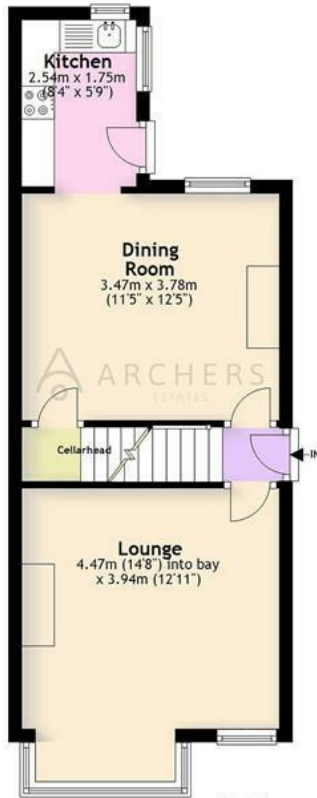
To the front of the property there is a low maintenance garden and a shared passage leads to the gated rear patio garden, which is a lovely private space surrounded by hedging and fencing. There is an additional outbuilding which has space and plumbing for a washing machine.



Cellar
Approx. 15.4 sq. metres (165.7 sq. feet)



Ground Floor
Approx. 37.1 sq. metres (399.2 sq. feet)



Total area: approx. 119.3 sq. metres (1284.3 sq. feet)

First Floor
Approx. 43.0 sq. metres (463.0 sq. feet)



Second Floor
Approx. 23.8 sq. metres (256.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	