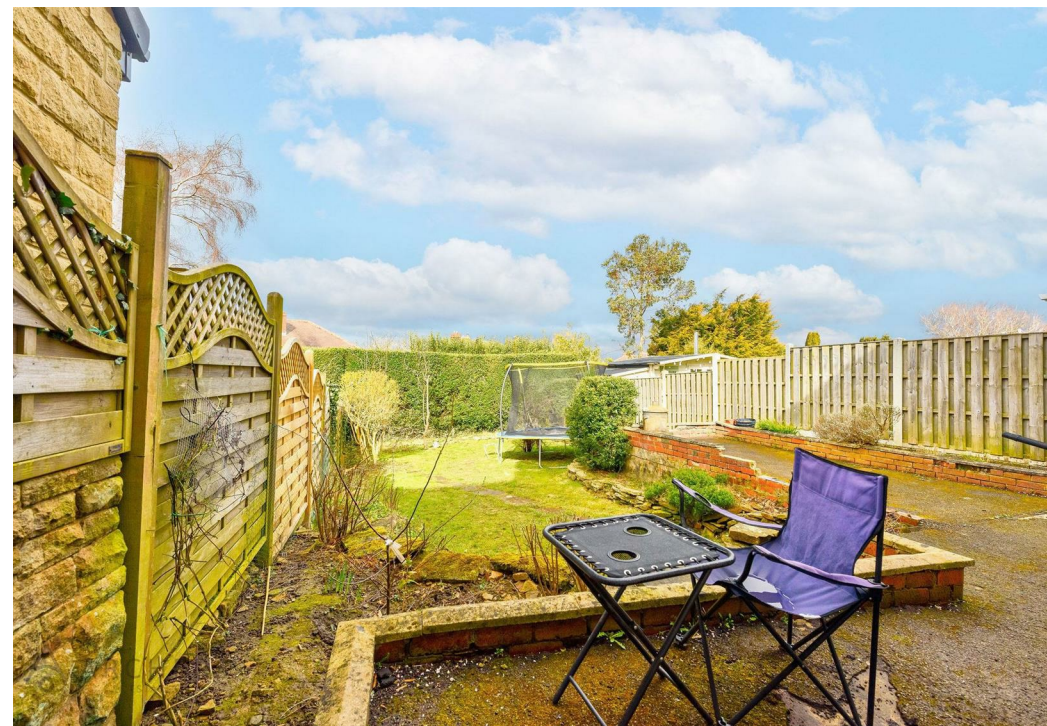
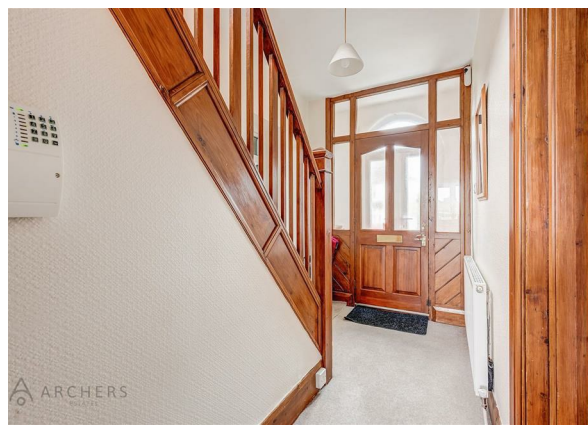
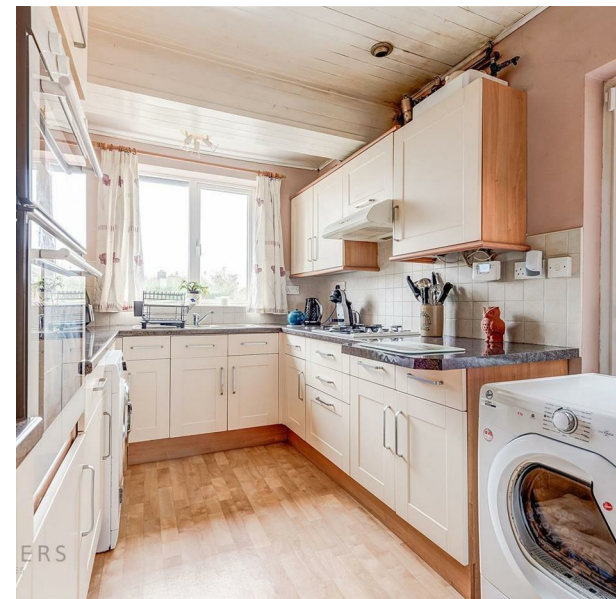


152 Sandygate Road, Crosspool, Sheffield, S10 5SB
£375,000

 **ARCHERS**
ESTATES



152 Sandygate Road, Crosspool, Sheffield, S10 5SB

£375,000

Council Tax Band: C

A bright and spacious three bedroom semi-detached home which is located in Crosspool and enjoys far reaching views to the rear! Perfect for families, the property boasts sizeable rooms throughout and is positioned close to a wealth of shops, cafes and amenities, is well served by regular bus routes on the doorstep and is within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance vestibule, hallway, bay fronted lounge, dining room and kitchen. To the first floor there is a landing area, three spacious bedrooms and a bathroom. Outside, there is a driveway for two cars to the fronts whilst to the side there is a useful lean-to storage room. To the rear there is a good sized garden with hardstanding area and lawn. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Freehold tenure, council tax band C.

Entrance Vestibule

Access to the property is gained through upvc double glazed french doors which lead directly into the vestibule area. A further wooden entrance door leads to the hallway.

Hallway

A bright and inviting hallway which has a staircase ascending to the first floor accommodation, a radiator and a useful under stairs storage cupboard.

Bay Fronted Lounge

A spacious lounge which has a front facing upvc double glazed bay window, a radiator and feature fireplace with gas fire and surround.

Dining Room

Another spacious reception room which has a rear facing upvc double glazed door leading onto the rear garden, a radiator and space for a dining table.

Kitchen

Having modern styled fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit and a gas hob with extractor above. There is a useful breakfast bar area and an integrated electric oven and grill unit. With space for washing machine and a walk in cupboard having space for the fridge freezer. There is a rear facing upvc double glazed window and a side facing upvc door leading to the outside.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a wooden bannister rail, side facing upvc double glazed window and doors leading to all rooms.

Master Bedroom

A good sized master bedroom which has a front facing upvc double glazed window, fitted wardrobes and a radiator.

Bedroom Two

The second bedroom is another double 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 suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a chrome towel radiator, fitted storage cupboard and a rear facing upvc double glazed window.

Outside

To the front of the property there is a double driveway surrounded by hedging. A door leads to the lean-to storage room. To the rear of the property there is a sizeable garden area with a hardstanding area and steps descend to a good sized lawn which has surrounding hedges. To the side of the property there is a further hardstanding area with immediate access to the storage room.

Lean-to Storage Room

A wooden built storage room which has power and lighting and is ideal for storage. With doors to the front and rear.



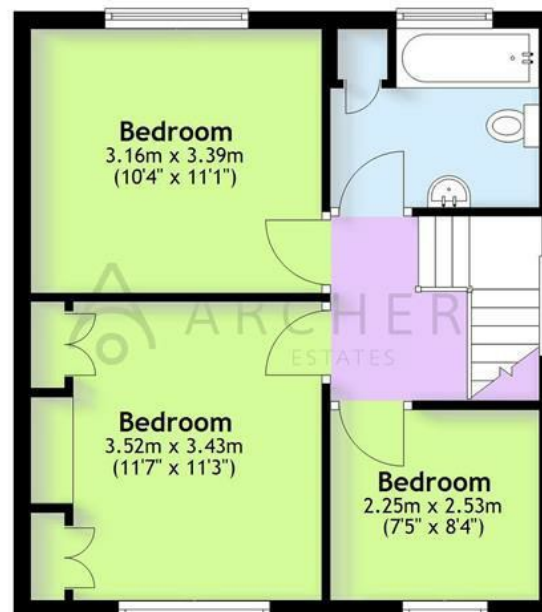
Ground Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



Total area: approx. 93.4 sq. metres (1005.7 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 misstatement. 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) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC