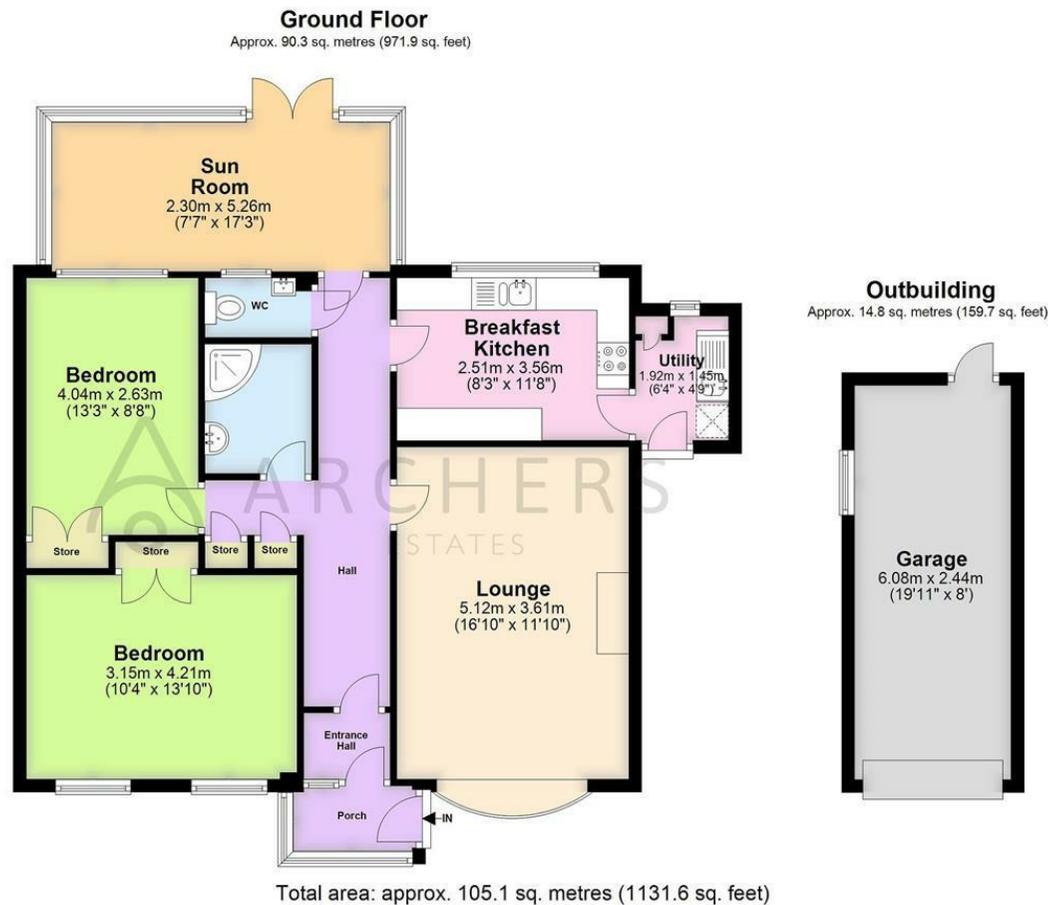


4 Dransfield Close, Crosspool, Sheffield, S10 5SP
Asking Price £325,000
Council Tax Band: D



A spacious and well presented two double bedroom detached bungalow which enjoys a cul-de-sac position in the heart of Crosspool! Perfect for downsizers or small families, the property has been lovingly maintained over the years and has scope for further extensions if required, subject to the usual planning/building control regs approval. Located close to a wealth of shops, cafes and amenities, the property is also within the catchment area of Lydgate and Tapton schools and enjoys regular bus routes giving easy access to the Universities and Hospitals. With double glazing and gas central heating, solar panels to the roof, a detached garage with large off road parking area, additional sun room with air conditioning and spacious gardens to name a few highlights! In brief, the property comprises; Entrance porch, entrance hallway, lounge, kitchen, utility room, spacious sun room, two double sized bedrooms, a shower room and separate wc.

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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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	