

154a Sandygate Road, Crosspool, Sheffield, S10 5SB
Asking Price £575,000

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Council Tax Band: D

A stunning, larger than average five double bedroom, two bathroom extended detached home which is located on this popular road in Crosspool. Perfect for families, the property has just undergone a full scheme of renovation from top to bottom including new wiring, plumbing and having been extended into the loft space creating a virtually brand new home. Positioned within close proximity to a wealth of shops, cafes and amenities in Crosspool, the property enjoys easy access to the Universities and Hospitals thanks to regular transport links on the doorstep and is within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, ultra modern styled fittings, stunning views and a spacious, landscaped rear garden to name a few highlights. In brief, the property comprises; Entrance porch, entrance hallway, downstairs wc, open plan living room with two bay windows, a snug/dining room and stylish kitchen with integrated appliances. To the first floor there is a landing area, three double bedrooms and a family bathroom. To the second floor there is a further landing area, two double bedrooms with views and a shower room. Outside, there is a parking area to the front whilst to the rear is a tiered garden with decking area and large lawn. Available with NO CHAIN INVOLVED – Contact Archers Estates to book your viewing today! Freehold tenure, council tax band D.

Entrance Porch

Access to the property is gained through a front facing composite entrance door which leads to the entrance porch, which has upvc double glazed windows, provides excellent storage space and a further entrance door leads to the hallway.

Entrance Hallway

An inviting entrance hallway which has herringbone style vinyl flooring, a tall radiator, staircase rising to the first floor accommodation with side facing upvc double glazed window and doors leading to the downstairs wc, snug/dining room, open plan living room and kitchen area.

Downstairs WC

A great addition to the property, having a low flush wc, vanity wash basin, radiator and vinyl flooring.

Open Plan Living Room

A bright and spacious living room which has two rear facing upvc double glazed bay windows overlooking the garden, two radiators and herringbone style vinyl flooring. There is ample space for furnishings including a dining table and the room opens to the snug/dining room and kitchen.

Snug/Dining Room

Located off the living area, this cosy yet versatile room could be used as a snug room, dining room or even a home office if required and has newly fitted carpets, a radiator and front facing upvc double glazed window.

Kitchen

A stunning, modern styled kitchen which has fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer uni and induction hob with extractor above. There are high quality integrated appliances including an AEG double oven and grill unit with pan warming drawer beneath, a fridge freezer, dishwasher, washing machine and microwave. With tiled splash backs to the walls,

herringbone styled vinyl flooring, a tall radiator, side facing upvc double glazed window and side facing composite entrance door giving access to the outside.

First Floor Landing Area

A staircase with glass balustrade ascends from the entrance hallway and leads to the first floor landing area, which has front and side facing upvc double glazed windows bringing much light into the room, a radiator, doors to all rooms on this level and a further staircase with glass balustrade rising to the second floor accommodation.

Master Bedroom

A bright and spacious double sized room which has a front facing upvc double glazed window and a radiator.

Bedroom Two

The second bedroom is another double sized bedroom which has a rear facing upvc double glazed window enjoying far reaching views and a radiator.

Bedroom Three

Another spacious double room which has a rear facing upvc double glazed window enjoying far reaching views and a radiator.

Family Bathroom

An ultra modern bathroom which has a suite comprising of a panelled bath with shower over, vanity wash basin and low flush wc. With tiling to the walls, Amtico flooring, a towel radiator and side facing upvc double glazed window.

Second Floor Landing Area

A staircase with glass balustrade ascends from the first floor landing area and leads to the second floor landing area, which has a front facing velux window and doors to all rooms on this level.

Bedroom Four

A sizeable double bedroom which enjoys a dual aspect layout having a radiator, front facing velux and rear facing upvc double glazed dormer window commanding stunning views over the Peak District and beyond.

Bedroom Five

The fifth bedroom is a double sized room which has a rear facing upvc double glazed dormer window with excellent views and a radiator.

Shower Room

An ultra modern styled shower room which has a suite comprising of a double sized walk in shower enclosure, vanity wash basin and low flush wc. With Amtico flooring, a towel radiator, partial tiling to the walls and a front facing velux window.

Outside

To the front of the property there is a hardstanding area providing off road parking for two cars and giving the purchaser the opportunity to install their own driveway of choice. A side pathway leads to the rear garden, which is beautifully landscaped and has a raised artificial lawn with flower beds and steps leading down to the lawned garden, which is a good size and has fencing surrounding.





Total area: approx. 153.7 sq. metres (1654.9 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.



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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

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