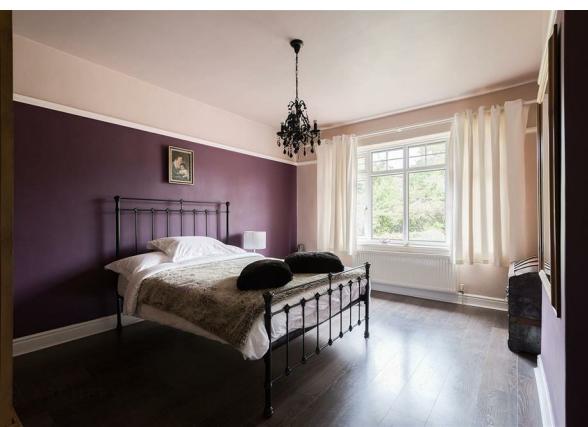


703 Manchester Road, Crosspool, Sheffield, S10 5PS  
£625,000

 ARCHERS  
ESTATES



# 703 Manchester Road, Crosspool, Sheffield, S10 5PS

**£625,000**

## Council Tax Band: D

A stunning, larger than average four bedroom, two bathroom detached home which enjoys a sizeable plot and is located close to open countryside. Perfect for families with space and style in mind, the home has been lovingly upgraded and maintained throughout by the current owners and offers further opportunities to extend further to the ground floor level if desired. Highlights include an incredible attic master suite and a large south facing rear garden. Situated close to a wealth of shops, cafes and amenities in Crosspool, there are regular bus routes on the doorstep giving easy access to the universities, hospitals and the city centre, and the property 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 sitting/dining room, living room and an extended kitchen with bespoke units. To the first floor there is a landing area, three spacious bedrooms, a bathroom and a separate wc. To the second floor there is a landing area, a stunning dual aspect attic master suite with juliet balcony, additional storage areas and an en-suite shower room. Outside, there is a garden and long driveway to the front, whilst to the rear there is a detached garage and landscaped garden area with patio and steps rising to two lawned spaces which enjoy a sunny outlook. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your visit today! Freehold tenure, council tax band D. Available to the market with NO CHAIN INVOLVED.

### Entrance Vestibule

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

### Hallway

A wide and inviting entrance hallway which has a staircase rising to the first floor level, a side facing upvc double glazed window, Karndean flooring and a radiator.

### Bay Fronted Sitting/Dining Room

A versatile room which could be used as a lounge or dining room if preferred, having a front facing upvc double glazed bay window, a radiator, Karndean flooring and a feature fireplace with gas fire.

### Living Room

A larger than average living room which has rear facing upvc double glazed french doors which lead onto the garden and surrounding windows, bringing much light into the room. With Karndean flooring, a radiator and ample space for seating furniture.

### Extended Kitchen

A good sized kitchen which takes full advantage of the extended area to the rear. Having bespoke industrial style wall and base units with a stainless steel worksurface incorporating a double sink unit and gas hob with extractor above. There are integrated appliances including an electric oven, fridge freezer and dishwasher, and space for a washing machine. With Karndean flooring, a radiator, a side facing upvc double glazed window, space for a breakfast table and chairs, a side facing upvc entrance door leading to the outside

and rear facing upvc double glazed french doors leading to the rear garden. A further door leads to the pantry store.

### First Floor Landing Area

A staircase ascends from the hallway and leads to the first floor landing area, which has a wooden bannister rail, a side facing upvc double glazed window and a further staircase ascends to the second floor accommodation. Doors lead to all rooms on this level.

### Bedroom Two

The former master bedroom, this spacious double room has a front facing upvc double glazed bay window with excellent views, laminate flooring and a radiator.

### Bedroom Three

Another double sized bedroom which has a rear facing upvc double glazed window overlooking the garden, laminate flooring and a radiator.

### Bedroom Four

The fourth bedroom is a single sized room which could also be used as an office if required. Having a front facing upvc double glazed window enjoying far reaching views, laminate flooring and a radiator.

### Family Bathroom

Having a suite comprising of a panelled bath with shower over and a pedestal wash basin. With a radiator, tiled floor and a rear facing upvc double glazed window.

### Separate WC

Having a low flush wc, side facing upvc double glazed window and tiled flooring.

### Attic Master Bedroom

A staircase ascends from the first floor landing area and leads to the attic landing, which has a side facing upvc double glazed window and a door leading to the attic master bedroom which is a bright, spacious double sized bedroom which enjoys a dual aspect layout, having a front facing velux window with stunning views and rear facing upvc double glazed french doors with a juliet balcony overlooking the garden. There is a radiator and access to two storage areas and the eaves storage. A further door leads to the en-suite shower room.

### En-Suite Shower Room

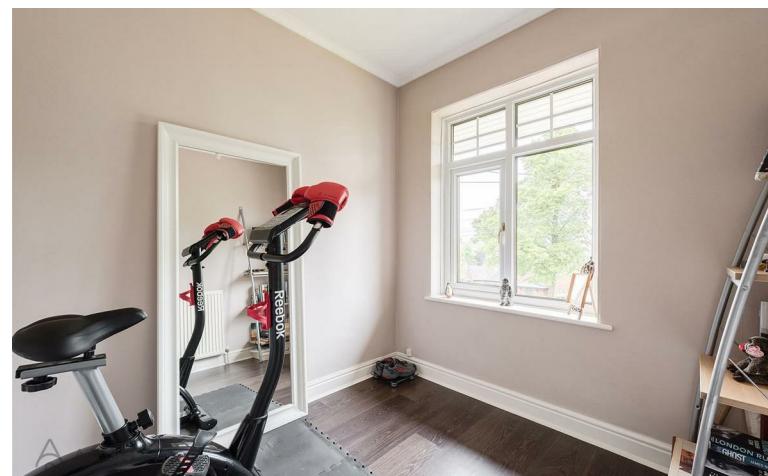
A modern and stylish en-suite which has a shower enclosure, vanity wash basin and low flush wc. With a chrome towel radiator, tiled floor and a front facing velux window.

### Outside

To the front of the property there is a raised garden area with lawn, borders and shrubs. A long driveway providing off road parking for multiple cars leads up the side of the property and gives access to the detached garage and rear garden, which is a larger than average space having a sunny south facing patio area and steps rising up to the spacious lawn, which is separated into two areas having flower beds, shrubs and fencing surrounding. The upper area is private and secluded with trees to the rear.

### Detached Garage

A sizeable garage which has an up and over door to the front, a rear facing wooden entrance door and power/lighting. With ample space for storage or a car/motorbikes if desired.





**Outbuilding**  
Approx. 13.2 sq. metres (141.6 sq. feet)



Total area: approx. 153.8 sq. metres (1655.6 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.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG

01142 683833

info@archersestates.co.uk

www.archersestates.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			65
(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	