

520 Manchester Road, Crosspool, Sheffield, S10 5PQ
£399,950

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Council Tax Band: D

A fantastic opportunity has arisen to purchase this spacious three bedroom semi-detached home which is located in the heart of Crosspool. Requiring a scheme of modernisation, the property is perfect for families and offers further potential to extend, subject to the usual planning/building regulations approval. Located within the catchment area of Lydgate and Tapton schools, there is also a wealth of shops, cafes and amenities nearby plus regular bus routes giving easy access to the universities, hospitals, city centre and the Peak District. With double glazing and gas central heating throughout, the property in brief comprises; entrance lobby, entrance hallway, bay fronted lounge, dining room and a kitchen. To the first floor there is a landing area, three spacious bedrooms, a bathroom and a separate wc. Outside, there is a small garden to the front and a driveway leads to the rear, where there is a spacious and private garden space having a patio, lawned area with surrounding shrubs/hedging and a detached garage, which has power and lighting. Available to the market with NO CHAIN INVOLVED, contact Archers Estates to book your viewing today! Leasehold tenure, 200 year lease from 1932, ground rent is £5 per annum.

Entrance Porch/Lobby Area

A front facing upvc door leads to the entrance porch, which has double glazed windows and is a spacious room with a further door leading into the hallway.

Entrance Hallway

A wide and inviting entrance hallway which has a staircase rising to the first floor accommodation, a useful under stairs storage area and doors leading to all rooms on the ground floor.

Bay Fronted Lounge

A bright and spacious lounge which has a front facing double glazed bay window and a radiator.

Dining Room

Another spacious reception room which has a rear facing upvc double glazed bay window, a radiator and a gas fire with surround.

Kitchen

Having fitted wall and base units with a laminated worksurface and space for appliances. The combi boiler is housed here and there is a radiator, rear facing double glazed window and a 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 useful storage cupboard, a loft hatch and doors lead to all rooms on this floor.

Master Bedroom

A spacious master bedroom which has a front facing double glazed bay window and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed bay window and a radiator.

Bedroom Three

The third bedroom is a single sized room which has a rear facing upvc double glazed window, a radiator and a fitted storage cupboard.

Bathroom

Having a suite comprising of a panelled bath and a pedestal wash basin. With vinyl flooring and a side facing upvc double glazed window with plantation shutter.

Separate WC

Having a low flush wc and a side facing upvc double glazed window with plantation shutter.

Outside

To the front of the property there is a small garden area with hedges surrounding and a gated driveway which leads down the side of the property to the rear, where there is a spacious garden having a patio and lawned area with surrounding shrubs and immediate access to the detached garage.

Detached Garage

Having an up and over door to the front, a side facing double glazed window, power and lighting and ample space for storage.



Outbuilding

Approx. 19.4 sq. metres (208.4 sq. feet)



Ground Floor

Approx. 54.9 sq. metres (590.8 sq. feet)



Total area: approx. 124.0 sq. metres (1334.6 sq. feet)

First Floor

Approx. 49.7 sq. metres (535.4 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		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC