48 Crawford Road, Meersbrook, Sheffield, S8 9BU
£285,000

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Council Tax Band: A

A stunning, larger than average three double bedroom, two bathroom end terraced home which is located on this quiet street in Meersbrook. Perfect for first time buyers or families, the property has recently been modernised throughout including new kitchen and bathroom fittings, a full rewire and a new heating system has been installed also creating a perfect home which is ready to move into. Situated close to shops, amenities and Meersbrook Park, the property is well served by regular transport links giving easy access to the city centre, universities and hospitals. With double glazing throughout, the property in brief comprises; lounge, inner hall and spacious dining kitchen with an island unit and access to the cellar. To the first floor there is a landing area, two double bedrooms and a bathroom with four piece suite. To the second floor there is a attic bedroom with en-suite shower room. Outside, there is a private patio to the rear overlooking a green space an a useful outbuilding with two storage areas. A viewing is highly recommended - contact Archers Estates to book your viewing today! Leasehold tenure, 674 years remain, ground rent TBC, council tax band A.

Lounge
Access to the property is gained through a front facing composite entrance door which leads directly into the bright and spacious lounge. Having a front facing upvc double glazed window, a radiator and shelving and storage cupboards fitted to the alcoves. A door leads to the inner hall.

Inner Hall
Having a staircase rising to the first floor landing area, the hall connects the lounge and dining kitchen.

Dining Kitchen
A stunning and larger than average dining kitchen which has recently fitted appliances including an island unit! With modern styled fitted wall and base units and quartz worksurfaces incorporating a five burner gas hob with stylish extractor above. With integrated appliances including an integrated electric oven and microwave/grill unit, a washing machine and wine cooler. There is space for an American fridge freezer and to the island there is an inset stainless steel sink and drainer unit and built in dishwasher beneath. With tiled flooring, a radiator, rear facing upvc french doors opening to the patio, low level pendant lighting above the dining table area and a door leading to the cellar head.

Cellar Head
Steps descend to the cellar which offers a good amount of storage space and the meters are housed here.

First Floor Landing
A staircase ascends from the ground floor and leads to the first floor landing area, which is larger than average and has a wooden bannister rail. A further staircase rises to the second floor accommodation and doors lead to all rooms on this level.

Master Bedroom
A double sized master bedroom which has a front facing upvc double glazed window, radiator and walk in storage cupboard.

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

Bathroom
A stunning bathroom which has a four piece suite comprising of a freestanding bath, a double sized walk in shower, a low flush wc and a vanity wash basin. With a towel radiator, tiled flooring and a rear facing upvc double glazed window.

Attic Bedroom Three
A staircase ascends from the first floor landing and leads to the attic bedroom which is a good sized room having a rear facing velux window, a radiator and two access to the eaves storage areas. A door leads to the en-suite shower room.

En-Suite Shower Room
A fantastic addition to the home, having a newly fitted suite comprising of a walk in shower enclosure and a wc with wash basin above. There is a useful storage area and LVT flooring.

Outside
To the front there is a small garden area with immediate access to the entrance door. To the side of the property a secure composite gate leads to the rear patio space which is a good size and overlooks a green communal space. With high quality LED lighting, outside power points and fencing surrounding, there is access to the brick built outbuilding and the kitchen doors.

Outbuilding
Another great addition to the home and perfect for storage, this brick built outbuilding has two areas with secure lockable doors.

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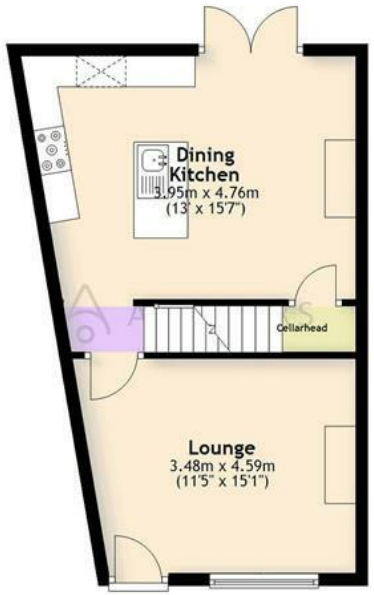
First Floor
Approx. 39.8 sq. metres (428.1 sq. feet)

Outbuilding
Approx. 3.3 sq. metres (35.7 sq. feet)

Ground Floor
Approx. 39.5 sq. metres (425.1 sq. feet)



Second Floor
Approx. 37.1 sq. metres (399.0 sq. feet)

Cellar
Approx. 15.9 sq. metres (170.8 sq. feet)

Total area: approx. 135.5 sq. metres (1458.7 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 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.
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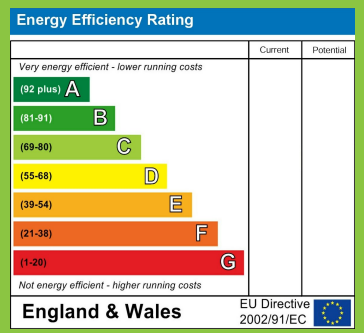
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