

31 Cross Lane, Crookes, Sheffield, S10 1WL
£220,000

ARCHERS
ESTATES



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Council Tax Band: B

A spacious and well presented three double bedroom stone built semi detached home which is located on this popular road in the heart of Crookes. Perfect for first time buyers or landlords, the property is ready to move into and offers the discerning purchaser the chance to alter to their own tastes and benefits from a separate garage to the rear! Available to the market with NO CHAIN, the property has upvc double glazed windows and gas central heating throughout. Positioned close to Crookes and Crosspool, the property is within the catchment area of Lydgate and Tipton school and within easy reach of a wealth of shops, cafes and amenities. There are also regular bus routes nearby giving easy access to the Universities, Hospitals and City Centre, and on street parking is available outside of the property. In brief, the property comprises; Lounge with staircase rising to the first floor and access to the cellar, and a dining kitchen. To the first floor there is a landing area, two double bedrooms and a bathroom. To the second floor there is an attic bedroom with far reaching views. Outside, there is a shared garden area to the rear and the property has right of way over the driveway to gain access to the garage, which offers ample storage space. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers to book your visit today! Freehold tenure, Council tax band B.

Lounge

Access to the property is gained through a front facing upvc entrance door which leads into the lounge, which is a spacious and inviting room having a front facing upvc double glazed window, radiator, staircase rising to the first floor, a feature stone built fireplace and access hatch to the cellar.

Dining Kitchen

Another spacious reception room which has fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit and electric hob. With an integrated electric oven and space for appliances including a fridge freezer, washing machine and a dining table. With vinyl flooring, a radiator, rear facing upvc double glazed window and a rear facing upvc entrance door leading to the outside.

First Floor Landing Area

A staircase ascends from the lounge and leads to the first floor landing area, which has doors to all rooms on this level and a further staircase rising to the second floor accommodation.

Master Bedroom

A spacious double sized master bedroom which has a

front facing upvc double glazed window enjoying far reaching views, a radiator and cupboard housing the combi boiler.

Bedroom Two

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

Bathroom

Having a suite comprising of a panelled bath with shower over, pedestal wash basin and low flush wc. With a radiator, partially tiled walls, vinyl flooring and a rear facing upvc double glazed window.

Attic Bedroom Three

A staircase ascends from the first floor landing area and leads to the attic bedroom three, which is a bright and spacious bedroom enjoying a dual aspect layout with front and rear facing velux windows (the front enjoying stunning far reaching views). There is a radiator, eaves storage to both sides and a cupboard housing the water tank.

Cellar

A hatch in the lounge gives access to a staircase that descends to the cellar, which is a large space ideal for additional storage and having power and lights.

Outside

No.31 has access via a driveway to the leading to the rear of the property, where there is a shared lawned garden (this property owns the lower half) and access to the garage.

Garage

A spacious garage which has wooden doors leading into the building, a high ceiling and power/lighting. Perfect for storage, this could also be converted to a gym/office/workshop if required. A rare addition to a property of this type in Crookes!



Cellar

Approx. 14.9 sq. metres (160.3 sq. feet)



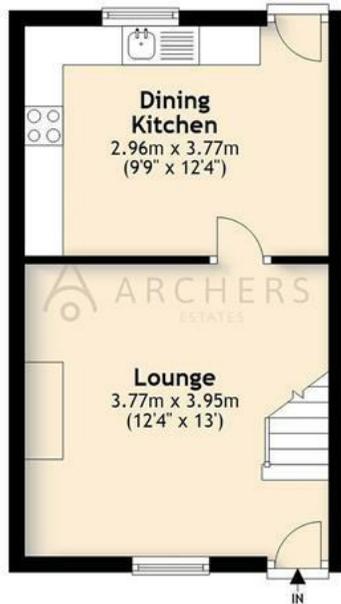
Outbuilding

Approx. 12.5 sq. metres (134.8 sq. feet)



Ground Floor

Approx. 26.4 sq. metres (284.7 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.4 sq. feet)



Second Floor

Approx. 17.6 sq. metres (189.6 sq. feet)



Total area: approx. 98.5 sq. metres (1059.8 sq. feet)

ARCHERS ESTATES 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		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	