



1 Cairns Road, Crosspool, Sheffield, S10 5NA

Saxton Mee

1 Cairns Road

Crosspool

Guide Price

£350,000

GUIDE PRICE £350,000-£360,000

With the benefit of a basement conversion and further potential, this delightful two/three bedroom semi detached family home offers a great opportunity for young first time buyer. It occupies a corner plot location and is situated in this highly regarded, convenient area and in the catchment areas for excellent schools.

This lovely property has a bay windowed lounge with feature fireplace, fitted dining kitchen with patio doors onto the rear decked area. A staircase from the kitchen goes down to the basement conversion. Here there is currently a utility room with further store beyond.

To the first floor there are two double bedrooms-the master having fitted wardrobes providing excellent storage space. The third bedroom is a small bedroom. In the past this has been a small child's bedroom with a built in bed but now currently serves as a study. The bathroom is furnished with a white suite comprising of a bath with shower above, pedestal wash hand basin and w.c.

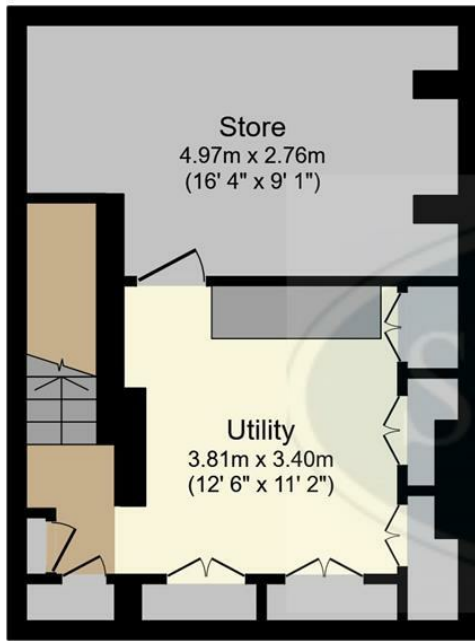
To the front of the property there is a garden with a variety of mature shrubs and trees. To the side of the property is an enclosed small lawn area.

If you are looking to get on the property ladder in S10, look no further!

- BASEMENT CONVERSION CURRENTLY A UTILITY ROOM
- TWO DOUBLE BEDROOMS AND A SMALL SINGLE THIRD BEDROOM
- CONVENIENT CORNER PLOT LOCATION
- IN THE CATCHMENT AREA FOR EXCELLENT SCHOOLS
- GREAT VIEWS
- BAY WINDOWED LOUNGE
- FITTED DINING KITCHEN WITH PATIO DOORS TO DECKED AREA
- EPC RATING: D
- TENURE: FREEHOLD / COUNCIL TAX BAND: C
- VIEWINGS VIA BANNER CROSS BRANCH

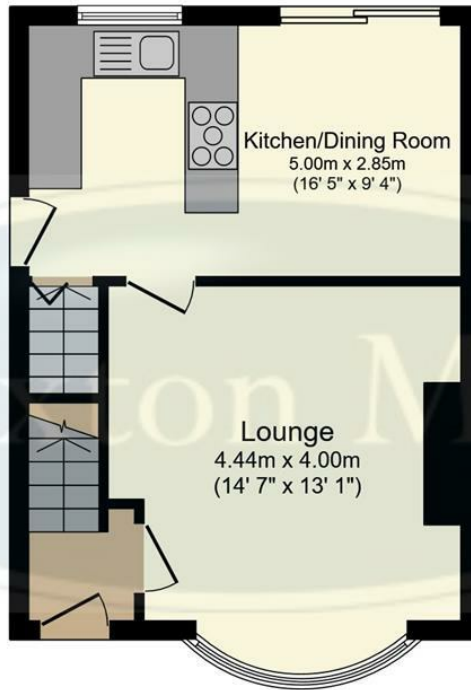






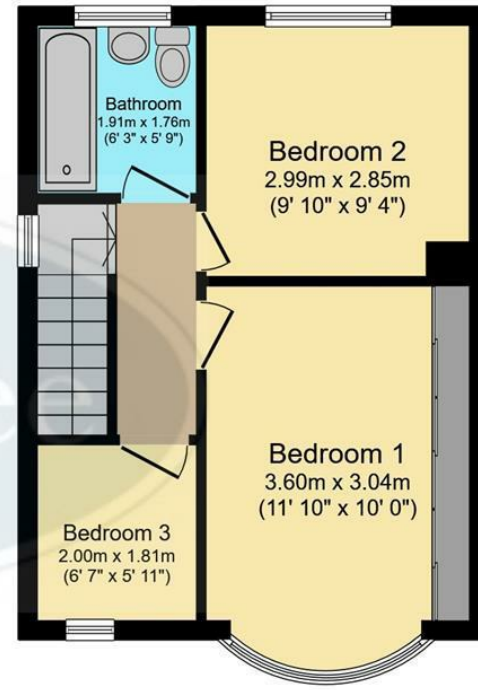
Cellar

Floor area 33.1 m² (356 sq.ft.)



Ground Floor

Floor area 34.2 m² (368 sq.ft.)



First Floor

Floor area 34.0 m² (366 sq.ft.)

TOTAL: 101.2 m² (1,090 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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