



Manchester Road Crosspool Sheffield S10 5DS
Price Guide £425,000

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GUIDE PRICE £425,000 - £450,000 ** SOUTH FACING GARDEN ** Viewing is essential to appreciate the accommodation on offer of this deceptively spacious, three bedroom, large Victorian mid terrace which is situated in this sought after location within an excellent school catchment and superb amenities. The property enjoys a private, south facing private garden and has been extended on the ground floor by the current vendor to create an impressive open kitchen/living/dining space with bi-fold doors to the rear garden as well as a stunning family bathroom and period features. Tastefully decorated throughout, the presented living accommodation briefly comprises front door which opens into the entrance hall with panelled walls and ceiling coving. Access into the lounge and the kitchen/breakfast room. The lounge has a bay window with plantation shutters, ceiling coving, fitted alcove storage and shelving, while the focal point is the feature fireplace with coal effect gas fire. The stunning open plan kitchen/dining/living has wood flooring continued from hallway, there is an island unit along with marble worktops. Integrated appliances include a fridge, freezer, dishwasher along with space for a Range cooker. There is ceiling coving, access to cellar head and, access to a WC/Utility. From the entrance hall, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The fantastic master is a spacious double with three front facing windows with plantation shutters and ample space for furniture. Bedroom two is a good size double and overlooks the rear garden. The stunning bathroom is partially tiled and has a freestanding bath, WC and wash basin. A further staircase rises to the second floor and attic double bedroom three which has a Velux window to the rear aspect and benefits from eaves storage.

- VIEWING IS A MUST!
- STUNNING & SPACIOUS ACCOMMODATION THROUGHOUT
- SOUTH FACING, PRIVATE REAR GARDEN
- THREE DOUBLE BEDROOMS
- STUNNING THREE PIECE BATHROOM
- FABULOUS OPEN PLAN KITCHEN
- SOUGHT AFTER LOCATION





OUTSIDE

Set back from road at the front with a paved front garden and iron railings. The rear garden is south facing and private with no through access and has a decked terrace and lawn.

LOCATION

Crosspool is an incredibly sought-after area. You have a range of local shops/amenities within easy reach and excellent transport links including key bus routes into the city centre. It's a great spot for those looking to locate close to hospitals & universities, and there are a number of highly regarded schools in the area, both state and independent.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1880.
The property is currently Council Tax Band C.

VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 159.9 sq. metres (1721.2 sq. feet)
All measurements are approximates and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(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	70	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		