



Dransfield Road Crosspool Sheffield S10 5RL
Offers In The Region Of £375,000

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**** FREEHOLD ** SOUTH FACING REAR GARDEN ** NO CHAIN **** Situated on this attractive tree-lined road in the popular area of Crosspool is this three bedroom, two bathroom, bay fronted semi detached property which enjoys a south facing rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating.

In brief, the living accommodation comprises, front uPVC door and porch which opens into the entrance hall with an under stair storage cupboard and access into the lounge and the kitchen. The lounge has a lovely bay window and a gas fire, original coving and picture rail. The extended kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a dishwasher. There is ample space for a breakfast table and chairs and under stair storage. Access into a separate dining room has fitted shelving and cupboards and a rear window enjoying the garden views. Off the kitchen, is a utility room with housing and plumbing for a washing machine. A door then opens into the downstairs shower room with WC and wash basin. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The good size master has a bay window and fitted wardrobes. Double bedroom two enjoys the impressive views and has a wash basin. Bedroom three is to the front of the property. The bathroom has access into the loft space and a three piece suite including bath with electric shower, WC and wash basin. Accessed from the rear is a good size basement room.

- EARLY VIEWING ADVISED, IDEAL FAMILY HOME
- THREE BEDROOM, TWO BATHROOM SEMI DETACHED
- SOUTH FACING REAR GARDEN
- LOUNGE, DINING ROOM & EXTENDED KITCHEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- FANTASTIC LOCATION
- AMENITIES, WELL REGARDING SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, HOSPITALS & UNIVERSITIES





OUTSIDE

A low wall encloses a front lawn garden with planted border. A driveway provides off-road parking. The fully enclosed south facing rear garden has a patio 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

Tenure to be confirmed.

The property is currently Council Tax Band C.

VALUER

Greg Ashmore MNAEA

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. 116.0 sq. metres (1248.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating	
Current	Potential
66	83

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

Environmental Impact (CO ₂) Rating	
Current	Potential
60	80

Very environmentally friendly - lower CO₂ emissions
 (92-101) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC