



Sandygate Road Crosspool Sheffield S10 5SB
Offers Around £360,000

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**** CHAIN FREE ** FREEHOLD **IN NEED OF MODERNISING THROUGHOUT****Situated in this sought after location and set back from the road in an elevated position is this fabulous, three bedroom semi-detached family home which is offered to the market with no onward chain. Located within the popular area of Crosspool, the property would benefit from a scheme of modernising with exciting potential to extend to the side and rear, subject to the necessary planning permissions. The property benefits from a superb sized level garden to the rear, a driveway providing off-road parking, a detached garage, impressive views, and falls within the catchment areas of excellent local schools.

In brief, the living accommodation comprises front door which opens into an entrance hall that leads to a WC/cloakroom, a useful store cupboard, a kitchen, and a through lounge dining room. The kitchen has a range of units with a worktop which incorporates the sink and drainer. There is an integrated oven and a four ring gas hob. Access to the rear garden. The good sized lounge/dining room has dual aspect windows/patio doors and a feature fireplace.

From the entrance hall, a staircase rises to the first floor landing with access to the three bedrooms and the bathroom. The two double bedrooms each have fitted wardrobes. Bedroom three is a large single. The bathroom has a bath and wash basin, and a separate WC.

- IN NEED OF MODERNISING THROUGHOUT
- FABULOUS THREE BEDROOM FAMILY HOME WITH HUGE POTENTIAL
- LOUNGE/DINING ROOM
- DOWNSTAIRS WC
- DRIVEWAY PROVIDING OFF-ROAD PARKING & DETACHED GARAGE
- GOOD SIZED REAR GARDEN
- EXCELLENT LOCATION
- WELL REGARDED LOCAL SCHOOLS
- IMPRESSIVE VIEWS





OUTSIDE

Outside there is a small low maintenance garden to the front of the house with a block paved drive to the side which provides parking for several vehicles and leads to a detached pre-fab garage. At the rear is the superb sized garden which has a large lawn area, planted beds, and a paved patio area.

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 Freehold and currently Council Tax Band C.

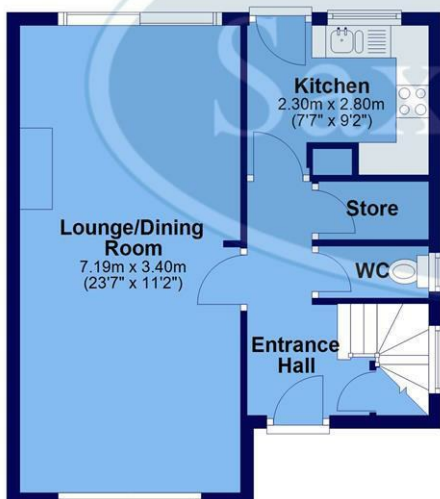
VALUER

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.

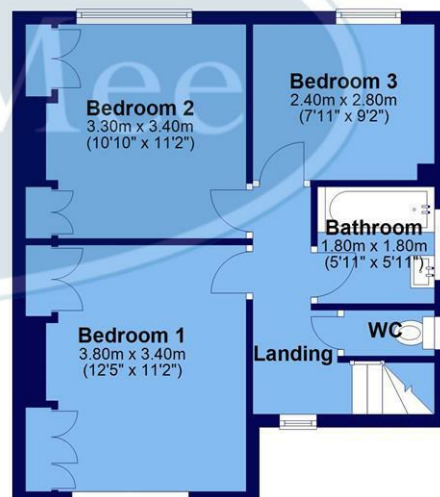
Ground Floor

Main area: approx. 41.8 sq. metres (450.0 sq. feet)
Plus garages, approx. 12.0 sq. metres (129.6 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



Main area: Approx. 83.6 sq. metres (900.0 sq. feet)
Plus garages, approx. 12.0 sq. metres (129.6 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 83 |
| (55-68) D | | | |
| (39-54) E | | 49 | |
| (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 |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 80 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 42 | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |