











## 45 Barholm Road

Crosspool • Sheffield • S10 5RR

£595,000

A superb, extended 4 bedroom semi detached property in the heart of Crosspool. Thoughtfully extended to the rear to create a stunning open plan family living kitchen. Fitted throughout with a range of modern fixtures and fittings and tastefully presented in modern, stylish tones. South facing family garden with garden office/studio. On the ground floor a side facing composite door opens into the reception porch with door opening to a w.c. An inner door opens into the entrance hallway, with stylish engineered oak flooring. The spacious living room has fitted storage cupboards/shelving to the chimney breast recesses. The light and airy extension provides a real wow factor, has underfloor heating and is a superb heart of the home ideal for family living and entertaining. The kitchen area is attractively fitted with modern units and work surfaces and a range of integrated appliances include a fridge/freezer, double oven, microwave, induction hob and dishwasher. There is ample space for a large family dining table and separate living areas. Folding doors open onto a decked area providing a seamless link outside. A utility room has plumbing for a washing machine and space for a tumble dryer and leads to the garage/store. On the 1st floor, the main bedroom has fitted wardrobes, bedroom 2 has lovely open views to the rear, bedroom 3 has a front and rear aspect and bedroom 4 has useful fitted cupboards and wardrobe space. The bathroom has recently been refurbished with a modern suite in white comprising bath, large walk in shower, vanity wash hand basin and w.c. Stylish wall and floor tiling and a cupboard houses the Worcester Bosch combination boiler. Outside a driveway provides off road parking for 2 cars, and leads to the garage/store. To the rear is an excellent south facing rear garden with a decked area providing outside sitting and entertaining space, steps lead down to a level lawn. There is a purpose built garden office with electric and underfloor heating ideal for home working. Underhouse storage. Barholm Road is ideally placed in the heart of Crosspool and within walking distance for access to a range of local amenities including shops, cafes, pubs and restaurants. Within catchment area for reputable local schools and excellent transport links to the city centre or out into the Peak District. Freehold









- Extended Semi Detached Property
- 4 Bedrooms
- Stunning Open Plan Family Kitchen
- Purpose Built Garden Office
- Superbly Presented

- Open Views To The Rear
- South Facing Garden
- Heart Of Crosspool
- Freehold
- EPC - tbc







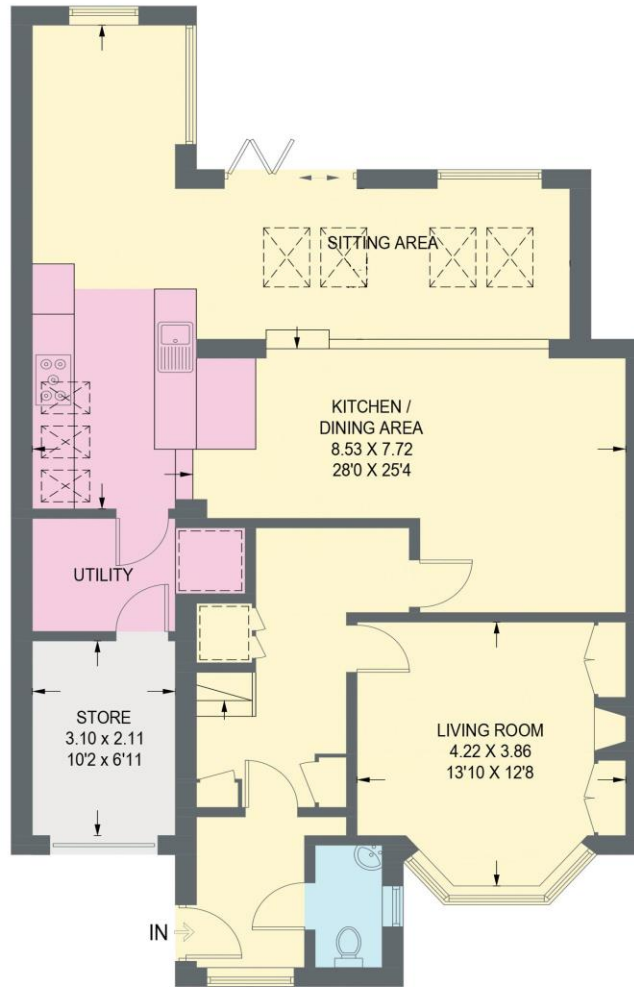


# 45 BARHOLM ROAD

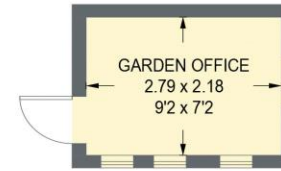
APPROXIMATE GROSS INTERNAL AREA = 157.2 SQ M / 1692 SQ FT

OUTBUILDINGS = 9.8 SQ M / 105 SQ FT

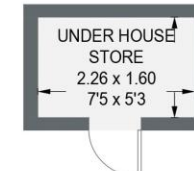
TOTAL = 167.0 SQ M / 1797 SQ FT



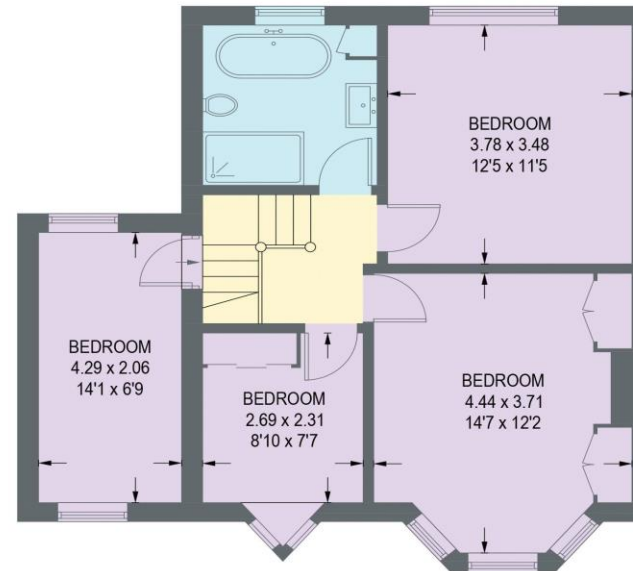
**GROUND FLOOR**  
98.8 SQ M / 1063 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**FIRST FLOOR**  
58.4 SQ M / 629 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale.





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