







76 Sandygate Road

Crosspool • Sheffield • S10 5RZ

Guide Price £390,000 - £400,000

This beautifully extended family home sits on popular Sandygate Road, just a short walk from Crosspool's excellent local shops, cafés, and amenities. With regular transport links close by, Sheffield city centre, hospitals, and universities are all easily accessible. The property is also within catchment for outstanding schools, making it a perfect choice for families. Inside, the home has been thoughtfully arranged to combine character with modern convenience. A welcoming hallway with handy cloakroom storage leads through to the bay-fronted living room, where a feature fireplace and fitted alcove shelving create a cosy, homely feel. To the rear, the extension opens up into a fabulous, light-filled family space with views across the generous garden — an ideal spot for entertaining or relaxing together. The maple-effect kitchen offers contrasting worktops, space for appliances, and a pleasant outlook, complemented by a useful ground floor WC and alternative side door access. Upstairs, the first-floor landing connects two spacious double bedrooms and a third single, all styled in neutral tones with fitted carpets. The family bathroom is finished with a modern white suite, bath with shower over, chrome heated towel rail, and partial tiling. Outside, the property enjoys off-street parking at the front, while a path leads to the rear garden. Designed with a generous patio and adjoining enclosed lawn, it provides an excellent setting for children to play, summer dining, or simply enjoying the peace and greenery.





- Extended Semi Detached Family Home
- 3 Bedrooms & Modern Bathroom
- Flexible, Spacious Living Space
- Combination Boiler & Double Glazing
- Sought After Location in Crosspool, S10
- Excellent Schools in Catchment
- Generous Enclosed Garden & Terrace
- Off Street Parking
- Freehold
- Council Tax Band C, EPC Rating D



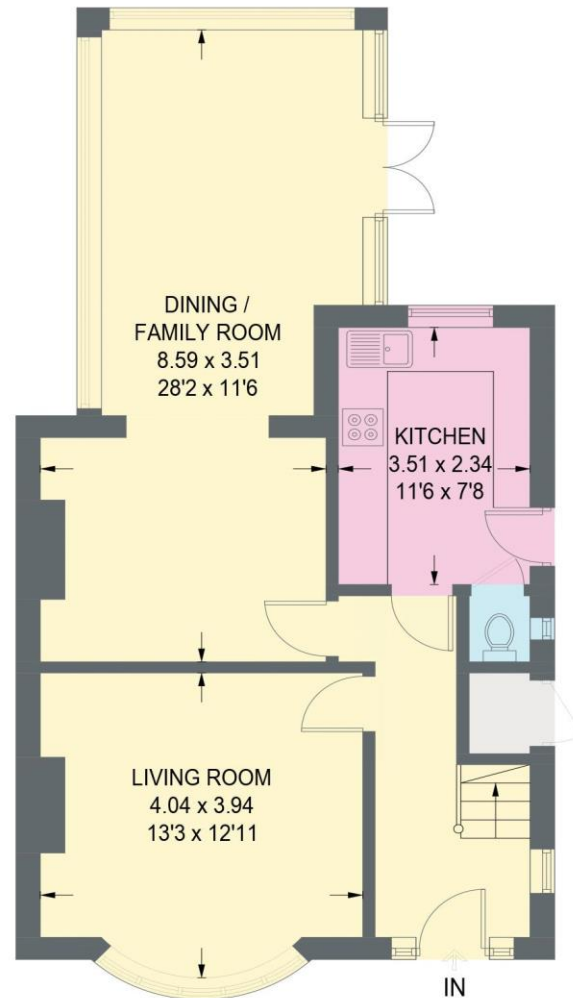


76 SANDYGATE ROAD

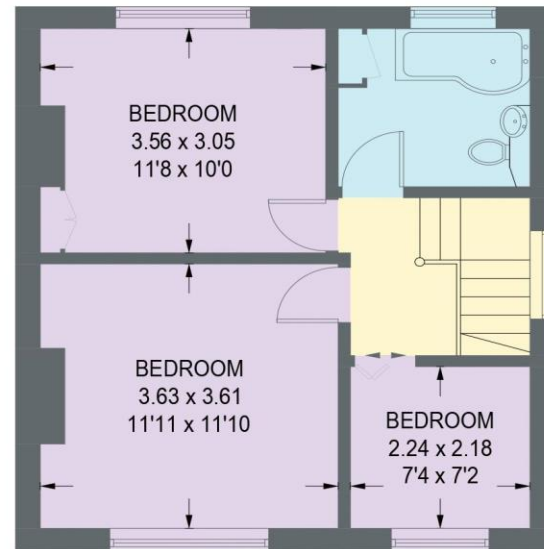
APPROXIMATE GROSS INTERNAL AREA = 102.4 SQ M / 1102 SQ FT

EXTERNAL CUPBOARD = 1.0 SQ M / 11 SQ FT

TOTAL = 103.4 SQ M / 1113 SQ FT



GROUND FLOOR
61.6 SQ M / 663 SQ FT



FIRST FLOOR
40.8 SQ M / 439 SQ FT

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



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