

15 Peterborough Road, Lodge Moor, Sheffield, S10 4JD
£425,000



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Council Tax Band: C

A spacious and well presented four bedroom, two bathroom extended semi-detached home which is located on this popular road in Lodge Moor and backs onto a cricket field. Ideal for families, the property has been lovingly maintained throughout and is located close to shops and amenities, is within the catchment area of Hallam and Tapton schools and benefits from regular bus routes giving easy access to the Universities, Hospitals and the Peak District! With highlights including double glazing, gas central heating, bright and spacious rooms, an attic master bedroom with balcony offering stunning far reaching views, off road parking, a double tandem garage and a pleasant rear garden. Requiring a scheme of modernisation, the property in brief comprises; Entrance hallway, downstairs wc, bay fronted lounge which opens to the dining room and a kitchen. To the first floor there is a landing area, three bedrooms, a modern shower room and a separate wc. To the second floor there is an attic master bedroom with french doors leading to a balcony. Outside, there are gardens to the front and rear and a long driveway leads to a detached double garage. With NO CHAIN involved, a viewing is highly recommended to appreciate the accommodation on offer! Council tax band C, Freehold tenure.

Entrance Hallway

Access to the property is gained through a front facing upvc double glazed entrance door which leads to the hallway. Having a staircase rising to the first floor level, a radiator, side facing upvc double glazed window and a useful cloaks cupboard.

Downstairs WC

A great addition to the property, having a low flush wc, pedestal wash basin and a front facing upvc double glazed window.

Lounge

A bright and spacious room which has a front facing upvc double glazed bay window, a radiator and electric fire. The room opens to the dining room.

Dining Room

Another good sized reception room which has a rear facing upvc double glazed sliding patio door unit leading to the outside, a radiator and ample space for a dining table and chairs.

Kitchen

Having fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit. There is space for appliances including an oven, washing machine and fridge freezer. With a rear facing upvc double glazed window, tiled splashbacks to the walls, a

useful walk in pantry store and a side facing door leading to an entrance vestibule area which in turn leads to the outside.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a side facing upvc double glazed window, wooden bannister rail and a further staircase rising to the second floor accommodation.

Bedroom Two

The former master bedroom, this spacious double sized room has a front facing upvc double glazed bay window, a radiator and fitted wardrobes.

Bedroom Three

Another double sized bedroom which has a rear facing upvc double glazed window and a radiator.

Bedroom Four

The fourth bedroom is a single sized room which could also be used as an office if required, having a front facing upvc double glazed window and a radiator.

Shower Room

Having a modern styled suite comprising of a double sized walk in shower enclosure and a pedestal wash basin. With a chrome towel radiator, vinyl flooring, useful storage cupboard and a rear facing upvc double glazed window.

Separate WC

With a modern styled low flush wc, vinyl flooring, tiled walls and a rear facing upvc double glazed window.

Attic Master Bedroom

A staircase ascends from the first floor landing area and leads to the attic master bedroom, which is a bright and spacious room having a featureful upvc double glazed french door and window unit opening to the balcony area, a radiator and useful eaves storage space.

Balcony

A superb addition, having cast iron railings and stunning views over the park/cricket pitch and towards the peak district.

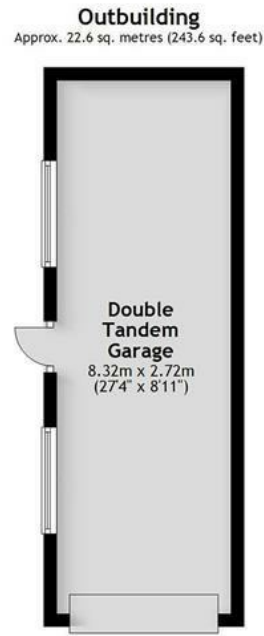
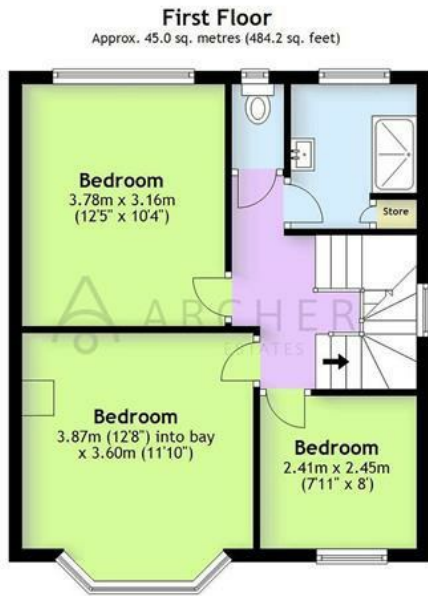
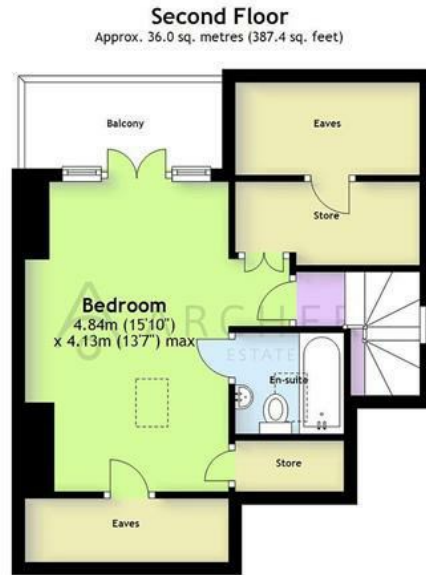
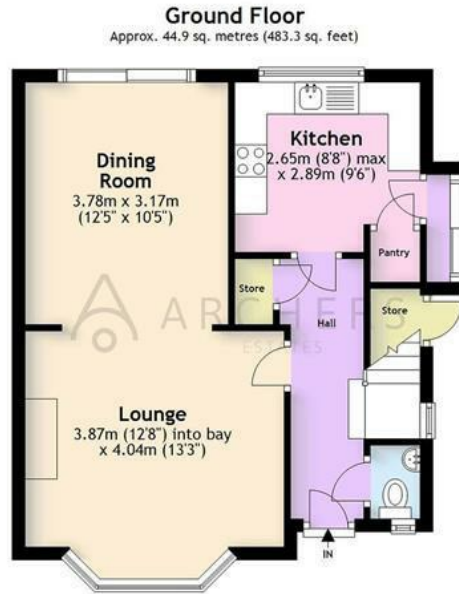
Outside

To the front of the property there is a lawned garden and long driveway leading to the rear of the building, where there is a detached garage, spacious lawned garden, patio and surrounding shrubs/trees. The garden backs onto a public footpath and the park/cricket pitch.

Detached Double Garage

A good sized garage which has space for two cars and is accessed via an up and over door to the front. With power and lights, a side facing door, two side facing single glazed windows and ample storage space.





Total area: approx. 148.5 sq. metres (1598.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

