

28 Lydgate Hall Crescent, Crosspool, Sheffield, S10 5NE
Offers In Excess Of £379,950



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Council Tax Band: C

A spacious and well presented three bedroom semi detached home which is located on this quiet yet popular road in the heart of Crosspool! Enjoying a larger than average south west facing garden to the rear, the property is perfect for families and is situated within close proximity of a wealth of shops, cafes and amenities. With easy access to the Universities and Hospitals thanks to regular bus routes nearby, the property is also located within the catchment area of popular local schools including Lydgate and Tapton. With double glazing and gas central heating throughout, highlights include a through lounge/dining room, a bright and spacious kitchen, off road parking and far reaching views. In brief, the property comprises; inviting entrance hallway, a bay fronted lounge with an archway leading to the dining room and a kitchen with modern style fittings. To the first floor there is a landing area, three bedrooms and a bathroom with modern fittings. Outside, there is off road parking to the front whilst to the rear there is a sizeable garden with raised patio seating area and two lawned gardens. A viewing is essential to appreciate the accommodation on offer, contact Archers Estates to view today! Council tax band C, Freehold tenure.

Entrance Hallway

Access to the property is gained through front facing upvc double glazed french doors, which lead to the entrance hallway. A wide and inviting space, the hallway has a staircase rising to the first floor accommodation, laminate flooring, a radiator and doors to the kitchen and lounge.

Bay Fronted Lounge

A bright and spacious lounge which has a front facing upvc double glazed bay window bringing much light into the room, solid oak flooring, a radiator and a feature fireplace with electric fire and marble surround. The room opens to the dining room.

Dining Room

Another bright and spacious reception room, the dining room opens from the lounge and has a rear facing upvc double glazed window overlooking the rear garden, continued solid oak flooring and a radiator. A door leads to the kitchen.

Kitchen

A good sized kitchen which has a range of fitted wall and base units in a shaker style with laminated worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There is

an integrated electric oven and space for a washing machine and fridge freezer. With tiled splashbacks to the walls, vinyl flooring, a radiator, side and rear facing upvc double glazed windows and a rear facing pvc door to the outside.

First Floor Landing Area

A staircase with handrail ascends from the entrance hallway and leads to the first floor landing area, which has a wooden banister rail, loft hatch leading to the boarded loft space and doors to all rooms on this floor.

Master Bedroom

A good sized master bedroom which has a front facing upvc double glazed window and a radiator.

Bedroom Two

Another spacious bedroom, the second room has a rear facing upvc double glazed window giving excellent far reaching views, a radiator and fitted storage cupboard.

Bedroom Three

The third bedroom is a single sized room which has a front facing upvc double glazed window and a radiator.

Bathroom

Having a modern styled suite comprising of a panelled p-shaped bath with shower above, vanity wash basin

and low flush wc. With tiled walls and flooring, a rear facing upvc double glazed window and chrome towel radiator.

Outside

To the front of the property there is a hardstanding area providing off road parking and a hedge for additional privacy. A side access path leads to the rear garden, which is larger than many in the area, enjoys a south west facing aspect and has a raised Indian stone patio seating area with balustrades and steps descending to two lawns which are surrounded by fencing/hedging. The rear garden enjoys a private outlook and is perfect for outside entertaining.

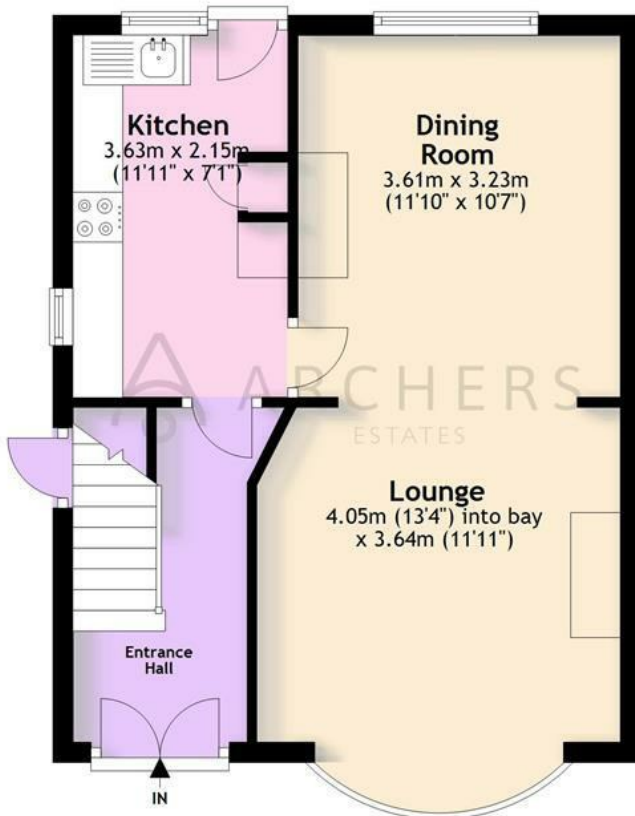
Disclaimer

Please note the owner of the property is an employee of Archers Estates.



Ground Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Total area: approx. 78.2 sq. metres (841.6 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.

28 LYDGATE HALL CRESCENT, SHEFFIELD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		64	
(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	