

70 Sandygate Road, Crosspool, Sheffield, S10 5RZ  
£545,000

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**70 Sandygate Road, Crosspool, Sheffield, S10 5RZ**

**£545,000**

**Council Tax Band: C**

A stunning, modern styled four bedroom, two bathroom extended semi-detached home which is located in the heart of Crosspool. Perfect for families, the property offers space in abundance and highlights include a loft conversion with additional en-suite shower room, a bright and spacious garden room and a large landscaped garden to the rear. Located close to a wealth of shops, amenities and cafes, the property is also within the catchment area of Lydgate and Tapton schools and benefits from easy access to the Universities and Hospitals thanks to regular bus routes nearby. With double glazing and gas central heating throughout, the property in brief comprises; Entrance lobby, entrance hallway, downstairs wc, bay fronted lounge, dining room, garden room and kitchen with newly fitted units. To the first floor there is a landing, three bedrooms, a family bathroom and a separate wc. To the second floor there is an attic bedroom and en-suite shower room. Outside, there is off road parking for two cars to the front and the driveway extends down the side leading to the detached garage, which has power and lights. To the rear there is a beautifully landscaped garden which has a two patio areas, a lawn and is surrounded by borders, hedging and fencing. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Freehold tenure, council tax band C.

### **Entrance Lobby**

Access to the property is gained through a side facing composite entrance door which leads to the lobby area. Having a front facing upvc double glazed window and useful storage cupboard, a further composite door leads to the entrance hallway.

### **Entrance Hallway**

A wide and inviting room which has a staircase rising to the first floor accommodation, a radiator and side facing upvc double glazed window. Doors lead to the wc, lounge, dining room and kitchen.

### **Downstairs WC**

A useful addition to the property, having a modern style low flush wc, pedestal wash basin and a tubular heater.

### **Bay Fronted Lounge**

A good sized lounge which has a front facing upvc double glazed bay window with plantation shutters, radiator and feature fireplace.

### **Dining Room**

Another spacious reception room, having ample space for a dining table and chairs. There is a radiator and french doors lead to the garden room.

### **Garden Room**

A fantastic addition to the property, this bright and versatile room has two side facing velux windows and upvc double glazed windows bringing much light into the room. With a radiator, laminate flooring, ample space for furniture and wonderful views over the gardens.

### **Kitchen**

A stylish and recently installed kitchen which has fitted wall and base units and a laminated worksurface which incorporates a stainless steel sink and drainer unit and a Neff gas hob with extractor above. There are integrated appliances including a Neff slide and hide electric oven, dishwasher and a pull out pan warmer. With laminate flooring, a cupboard housing the Vaillant combi boiler. a rear facing upvc double glazed window and a side facing composite door leading to the outside.

### **First Floor Landing Area**

A staircase ascends from the ground floor and leads to the first floor landing area, which has two side facing upvc double glazed windows, a further staircase rising to the second floor and doors to all rooms on this level.

### **Master Bedroom**

A good sized master bedroom which has a front facing upvc double glazed window with plantation shutters, fitted wardrobes and a radiator.

### **Bedroom Two**

The second bedroom is another double room having a rear facing upvc double glazed window with plantation shutters overlooking the garden, laminate flooring, fitted wardrobes and a radiator.

### **Bedroom Three**

The third bedroom is a single sized room which could also be used as an office if desired. Having a front facing upvc double glazed window with plantation shutters, laminate flooring and a radiator.

### **Family Bathroom**

A larger than average bathroom which has a suite comprising of a freestanding bath, shower enclosure and vanity wash basin. With tiled flooring, a chrome towel radiator and a rear facing upvc double glazed window with plantation shutters.

### **Separate WC**

Having a low flush wc, tiled flooring, a side facing upvc double glazed window and a tubular heater.

### **Attic Bedroom Four**

A staircase ascends from the first floor landing and leads to the attic bedroom, which is a spacious and bright room having ample storage space. With side and rear facing velux window and an additional side

facing upvc double glazed window, there are also fitted wardrobes and a radiator. With an additional storage area accessed under a beam to the front. A door leads to the en-suite shower room.

### **En-Suite Shower Room**

Having a modern styled suite comprising of an en-suite shower enclosure, a vanity wash basin and a low flush wc. With a radiator and a front facing velux window.

### **Outside**

To the front of the property there is a block paved driveway offering parking for two cars and this is surrounded by hedging. The drive continues to the side of the building and leads to the detached garage and rear garden, which is gated and beautifully landscaped throughout, having a raised patio area off the garden room and steps lead down to the lawned garden and additional patio. With borders, hedging and surrounding fencing.

### **Detached Garage**

A spacious garage which has an electric roller door, power and lighting and is perfect for additional storage.





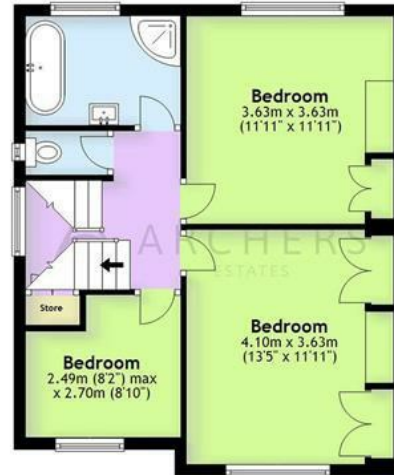


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**Ground Floor**  
 Approx. 65.0 sq. metres (699.8 sq. feet)



**First Floor**  
 Approx. 49.0 sq. metres (527.4 sq. feet)



**Outbuilding**  
 Approx. 22.4 sq. metres (241.2 sq. feet)



**Second Floor**  
 Approx. 30.0 sq. metres (323.0 sq. feet)



Total area: approx. 166.4 sq. metres (1791.5 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.

70 Sandygate Road, SHEFFIELD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	