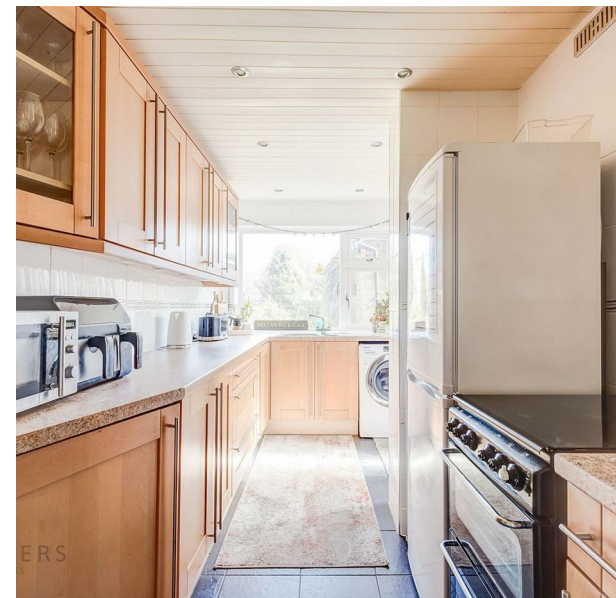


36 Marsh Lane, Crosspool, Sheffield, S10 5NN
£395,000

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36 Marsh Lane, Crosspool, Sheffield, S10 5NN

£395,000

Council Tax Band: C

A wonderful three bedroom extended semi-detached home which has been improved throughout the years and is perfect for families! Enjoying a larger than average plot including a garden which backs onto Crookes cemetery, the property is spacious throughout and is within close proximity to the shops, cafes and amenities in Crosspool and Crookes. With easy access to the Universities and Hospitals thanks to regular bus routes nearby, the property is also within the catchment area for Lydgate and Tapton schools. In brief, the property comprises; Entrance vestibule, entrance hallway, downstairs wc, bay fronted lounge, extended dining room and extended kitchen. To the first floor there is a landing area, three bedrooms, a bathroom and a separate w.c. Outside, there is a garden to the front and a long driveway leading to the rear, where there is a detached garage and a long lawned garden enjoying a quiet outlook. Available to the market with NO CHAIN INVOLVED - A viewing is highly recommended to appreciate the accommodation on offer. Freehold tenure, council tax band C.

Entrance Vestibule

Access to the property is gained through front facing upvc double glazed door which leads directly into the entrance vestibule. A further upvc door leads to the hallway.

Entrance Hallway

A wide and inviting entrance hallway which has a staircase rising to the first floor accommodation and a radiator.

Downstairs WC

A great addition to the property, having a low flush wc, a pedestal wash basin and side facing upvc double glazed window. The alarm panel is located in this room.

Bay Fronted Lounge

A spacious lounge which has a front facing upvc double glazed bay window, radiator and feature gas fire. The back boiler is located behind the fire.

Extended Dining Room

A bright and airy room which takes full advantage of the ground floor extension. Having a radiator, rear facing upvc double glazed french doors opening to the garden and a feature gas fire with surround.

Extended Kitchen

Another spacious reception which takes advantage of the extension, this spacious kitchen has modern styled fitted wall and base units with a granite effect laminated work surface incorporating a stainless steel sink and drainer unit. There is space for appliances including a cooker, fridge freezer and

washing machine. With a radiator, tiled flooring, a rear facing upvc double glazed windows and a side facing upvc double glazed window.

First Floor Landing Area

A staircase ascends from the ground floor and leads to the first floor landing area which has a side facing double glazed window, a wooden bannister rail and loft hatch with drop down ladder leading to the loft space, which is partially boarded and offers excellent storage facilities.

Master Bedroom

A spacious master bedroom which has a radiator and front facing upvc double glazed bay window enjoying views over the Mayfield Valley.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window overlooking the rear garden, a radiator and fitted wardrobes ideal for storage.

Bedroom Three

A single sized bedroom which has a front facing upvc double glazed window and laminate flooring.

Bathroom

Having a suite comprising of a panelled bath and vanity wash basin. With a radiator, laminate flooring, tiling to the walls and a rear facing upvc double glazed window.

Separate WC

Having a low flush wc, laminate flooring and a side facing double glazed window.

Outside

To the front of the property there is a small lawned garden and driveway which leads down the side of the property to the rear, where there is a long landscaped garden which must be viewed to be fully appreciated. Enjoying a larger than average lawned garden backing onto Crookes cemetery with trees, shrubs and borders, this is a perfect garden for families and enjoys a private outlook. With a patio area and access to the detached garage.

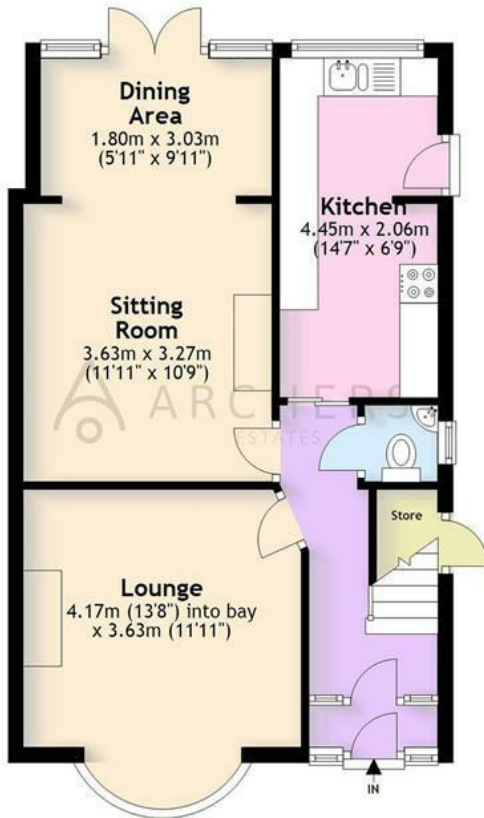
Detached Garage

A useful addition to the property, the detached garage has an up and over door and power and lighting.



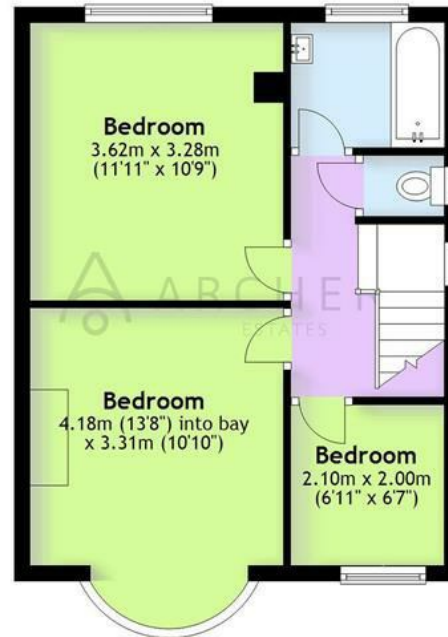
Ground Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



Outbuilding

Approx. 18.5 sq. metres (198.8 sq. feet)



Total area: approx. 105.9 sq. metres (1139.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	