

47 Barholm Road, Crosspool, Sheffield, S10 5RR
£375,000

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Council Tax Band: C

A bright and spacious three bedroom semi-detached home which is located on this popular road in the heart of Crosspool! Larger than average and enjoying a south facing garden, the property is ideal for families and requires a scheme of modernisation throughout. Situated within the catchment area of Lydgate and Tapton schools, the property is also close to a wealth of shops, amenities and cafes and is well served by regular bus routes giving easy access to the Universities and Hospitals. The Peak District is also a short journey away which is perfect for weekend walks and other activities. With double glazing and gas central heating, the property in brief comprises; Entrance vestibule, a wide and inviting entrance hallway, bay fronted lounge, dining room and kitchen with access to the spacious garage/utility area. To the first floor there is a spacious landing area, three good sized bedrooms, a shower room and a separate wc. Outside, to the front of the property there is a lawned garden and a driveway leading to the garage. To the rear there is a spacious south facing garden with a hardstanding area and steps descend to a lawn, raised beds and the garden is surrounded by hedging giving a private outlook. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended, contact Archers Estates to book your visit today! Council tax band C, Leasehold tenure.

Entrance Vestibule

Access to the property is gained through a front facing wooden entrance door which leads into the vestibule area. A further wooden entrance door leads to the hallway.

Entrance Hallway

A wide and inviting entrance hallway which has an original door/glazed window unit, a staircase rising to the first floor accommodation, useful under stairs storage cupboard and a radiator. Doors lead to the lounge, dining room and kitchen.

Bay Fronted Lounge

A larger than average lounge which has a front facing upvc double glazed window, two radiators and fitted shelving to the alcoves.

Dining Room

Another bright and spacious reception room which has a rear facing upvc double glazed door and window bay unit opening to the garden, a radiator and feature gas fire with surround.

Kitchen

Having an array of fitted base units with a laminated worksurface incorporating a stainless steel sink and drainer unit. There is space for a cooker, a useful walk in pantry area, a rear facing upvc double glazed window and a side facing wooden door leads to the garage.

Garage

A sizeable garage which has an additional utility area providing space and plumbing for a washing machine/tumble

dryer. Having front facing wooden bi-folding doors, a rear facing wooden door leading to the outside and a useful small potting area.

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 triple glazed window with the original stained glass design integrated into the unit, a wooden bannister rail, loft hatch with access to the roof space and doors to all rooms on this level.

Bay Fronted Master Bedroom

A spacious master bedroom which has a front facing upvc double glazed window, fitted wardrobes and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window with far reaching views and fitted wardrobes.

Bedroom Three

The third bedroom is a spacious single bedroom which has a front facing upvc double glazed oriel window, a radiator and fitted wardrobe.

Shower Room

Having a modern suite comprising of a shower enclosure and a vanity wash basin. With tiled walls, a rear facing upvc double glazed window, a chrome towel radiator, additional radiator and tiled flooring.

Separate WC

With a low flush wc, side facing upvc double glazed window and vinyl flooring.

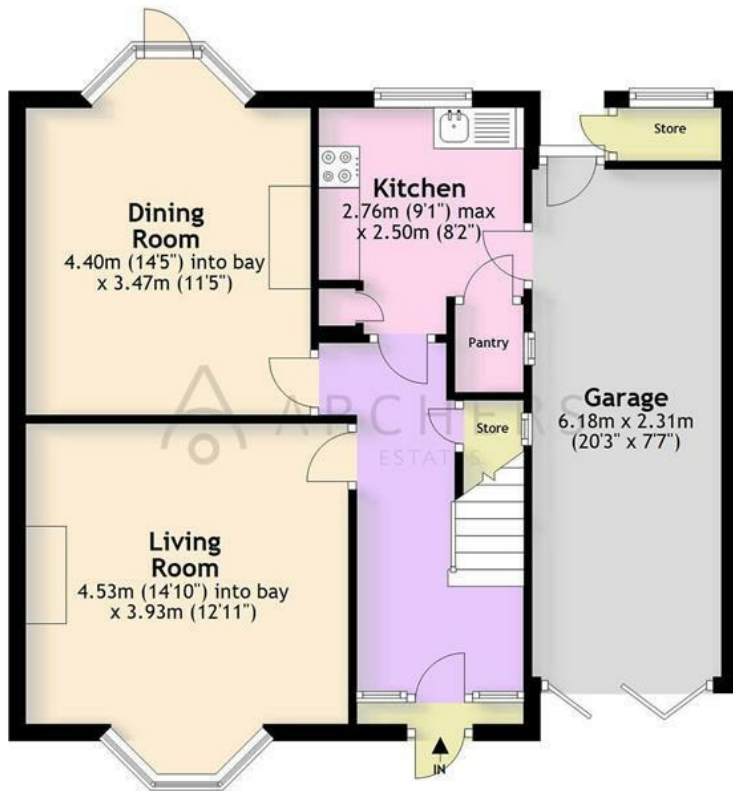
Outside

To the front of the property there is a driveway leading the garage and a lawn which is surrounded by hedging. To the rear there is a landscaped south facing outdoor space which has a raised hardstanding area, raised flower beds and steps descent to a lawn. There are further flower beds and the garden is surrounded by hedging for additional privacy.



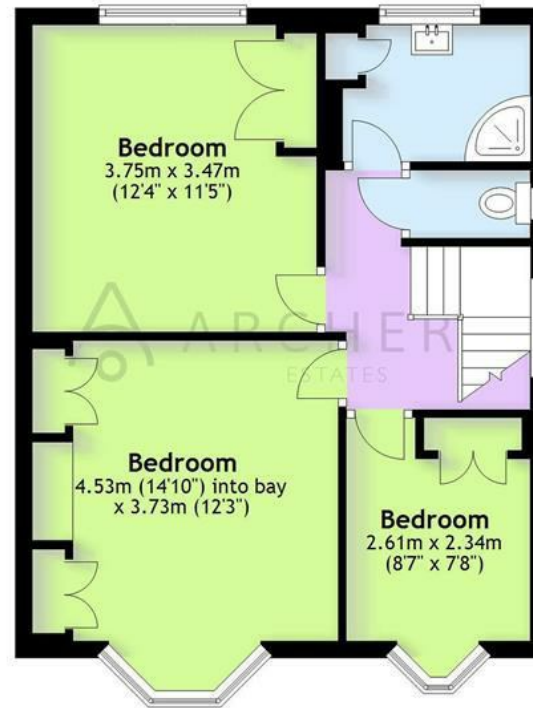
Ground Floor

Approx. 61.8 sq. metres (665.6 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



Total area: approx. 108.0 sq. metres (1162.4 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			
(81-91) B			
(69-80) C			
(55-68) D		68	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	