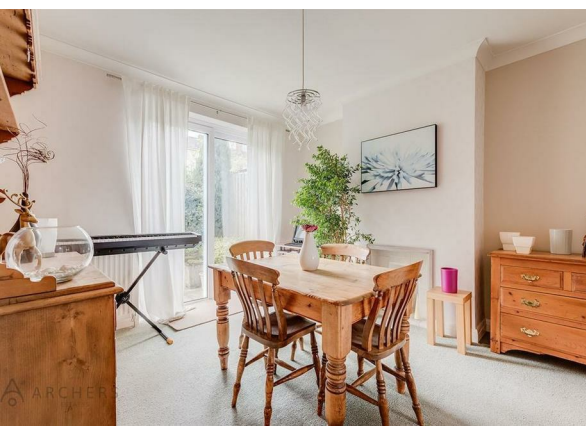


48 Ringstead Avenue, Crosspool, Sheffield, S10 5SN
Asking Price £425,000



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Council Tax Band: C

A bright, spacious and modern styled three bedroom extended semi detached home which is situated on a cul-de-sac in Crosspool! Perfect for families, the property has been well maintained by the current owner and highlights include modern kitchen and bathroom fittings, light and airy rooms, an additional utility room, off road parking and a garage, and a private landscaped garden to the rear. Positioned close to a wealth of shops, cafes and amenities in Crosspool, the property is also well served by regular bus routes giving easy access to the Universities, Hospitals and the City Centre. The Peak District is a short journey away and the property is also within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; Entrance vestibule, entrance hallway, bay fronted lounge, dining room, kitchen and utility room with access to the garage and rear garden. To the first floor there is a landing area, three spacious bedrooms and a modern bathroom. Outside, to the front there is a driveway leading to the garage, steps rising to the entrance door and a lawned garden with hedging surrounding. To the rear there is an enclosed garden with a patio, lawn and surrounding borders, shrubs and fencing. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Leasehold tenure, council tax band C.

Entrance Vestibule

Access to the property is gained through front facing upvc double glazed french doors which lead into the entrance vestibule, which has tiled flooring and a further wooden door leads to the hallway.

Entrance Hallway

A wide and inviting entrance hallway which has a front facing wooden door, solid wood flooring, a radiator and a staircase rising to the first floor accommodation.

Bay Fronted Lounge

A spacious lounge which has a front facing upvc double glazed bay window, a radiator, a feature cast iron fireplace with gas fire and tiled backing and hearth, and sliding doors leading to the dining room.

Dining Room

Another bright and spacious reception room which has a rear facing upvc double glazed sliding patio door to the outside, a radiator and french doors to the lounge.

Kitchen

Having modern styled fitted wall and base units with a laminated worksurface incorporating a composite sink and drainer unit and induction hob with extractor above. There are integrated appliances including an

electric oven, dishwasher and a fridge. With solid wood flooring, a radiator, a rear facing upvc double glazed window, a side facing single glazed window and a side facing door leads to the utility room.

Utility Room

A useful addition to the property which could be used for a variety of purposes, the utility room has fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit. There is space for a washing machine, a freezer and the room has under floor heating, tiled flooring and rear facing upvc double glazed french doors leading to the outside. A further door leads to the garage.

Garage

Having an up and over door to the front, power and lighting and ample storage space.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a wooden bannister rail and a side facing upvc double glazed window. A loft hatch gives access to the roof space.

Master Bedroom

A spacious double sized master bedroom which has a front facing upvc double glazed bay window enjoying far reaching views and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window and a radiator.

Bedroom Three

A single sized room which has a front facing upvc double glazed oriel window enjoying far reaching views, a radiator and laminate flooring.

Bathroom

A bright and airy bathroom which has a modern suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With side and rear facing upvc double glazed windows, a radiator and a cupboard housing the combi boiler.

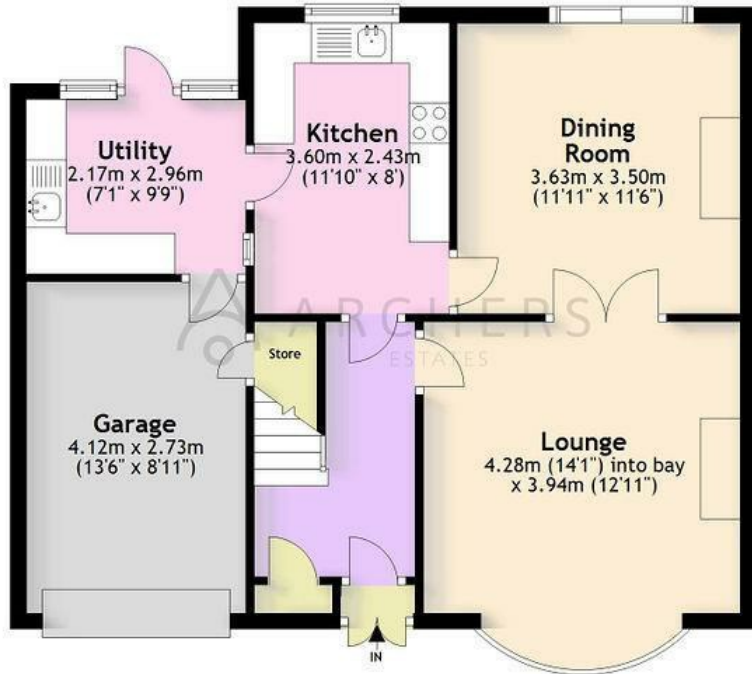
Outside

To the front of the property there is a driveway and steps rise to the entrance door. There is also a small lawned area with hedging. To the rear there is an enclosed landscaped garden which has a patio area and raised lawn with well stocked and mature borders and fencing for additional privacy.



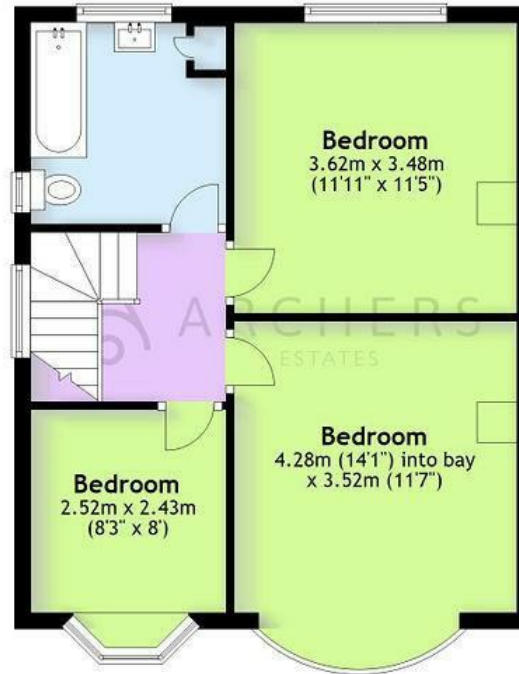
Ground Floor

Approx. 63.1 sq. metres (679.5 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



Total area: approx. 108.2 sq. metres (1164.3 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 | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 65 | 80 |
| England & Wales | | EU Directive 2002/91/EC | |