

36 Hallam Grange Crescent, Fulwood, Sheffield, S10 4BD
£399,950

ARCHERS
ESTATES



36 Hallam Grange Crescent, Fulwood, Sheffield, S10 4BD

£399,950

Council Tax Band: D

A bright and spacious three bedroom detached home which is located on this hugely popular road and is perfect for families! With modern decor, ample off road parking and a private garden to the rear, the home is ready to move into and is situated metres away from the highly sought after Hallam primary school, as well as being in the catchment for Tapton secondary school! Having regular bus routes nearby giving easy access to the universities, hospitals, the city centre and the peak district, there are also shops and amenities nearby too. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, spacious dual aspect living room and a kitchen with modern styled fittings and a pantry. To the first floor there is a landing area, three bedrooms, a bathroom and a separate w.c. Outside, there is a lawn to the front, a driveway offering parking for upto three cars leads to the detached garage and there is a beautifully presented low maintenance garden to the rear which has a patio, artificial lawn and a secluded private patio garden to the bottom. Leasehold tenure, council tax band D.

Entrance Hallway

Access to the property is gained through a front facing upvc entrance door which leads to the wide and inviting hallway. Having a staircase rising to the first floor, laminate flooring, a radiator and a front facing upvc double glazed window. Doors lead to the living room and the kitchen.

Living Room

A spacious dual aspect living room which has a front facing upvc double glazed window and rear facing upvc double glazed french doors leading to the outside. With two radiators and ample space for seating and dining furniture.

Kitchen

A modern styled kitchen which has fitted wall and base units with a 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 fridge freezer and washing machine. With a spacious walk in pantry, tiled flooring, a rear facing upvc double glazed window and side facing upvc door leading to the outside. The Ideal combi boiler is also located in this room.

First Floor Landing Area

A staircase with solid oak handrail and bannister ascends from the entrance hallway and leads to the first floor landing area, which has a side facing upvc double glazed window, a useful storage cupboard and doors to all rooms on this level.

Master Bedroom

A spacious double sized room which has a rear facing upvc double glazed window, radiator and fitted wardrobes providing ample storage space.

Bedroom Two

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

Bedroom Three

The third bedroom is a single sized room which could also be used as a study and has a front facing upvc double glazed window and a radiator.

Bathroom

Having a modern suite comprising of a panelled bath with shower over and a pedestal wash basin. With a chrome towel radiator, tiled flooring and a rear facing upvc double glazed window.

Separate WC

Having a low flush wc and side facing upvc double glazed window.

Outside

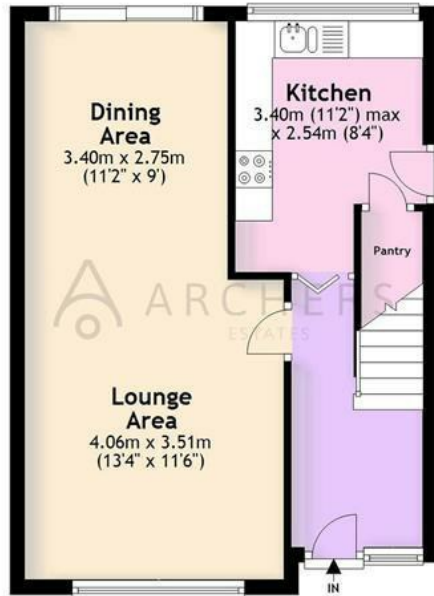
To the front of the property there is a lawned garden with a tree and a path leads to the entrance door. A driveway providing off road parking for up to three cars leads down the side of the house and gives access to the detached garage and rear garden, which is accessed via a secure wooden gate and enjoys a sunny aspect. Having an indian stone patio, steps descend to an artificial lawn which offers further seating opportunities. A gate leads to a secluded garden area, which has a further indian stone patio and is surrounded by shrubs for privacy.

Detached Garage

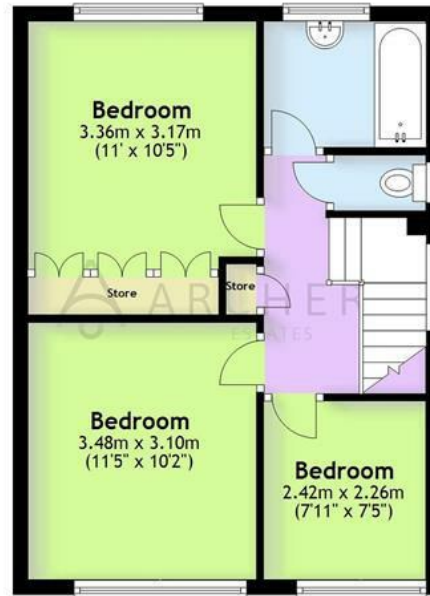
A spacious garage which has an up and over door, power and lights and a rear facing single glazed window.



Ground Floor
Approx. 39.9 sq. metres (429.7 sq. feet)



First Floor
Approx. 40.8 sq. metres (439.0 sq. feet)



Outbuilding
Approx. 12.9 sq. metres (138.9 sq. feet)



Total area: approx. 93.6 sq. metres (1007.6 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.



36 Hallam Grange Crescent, SHEFFIELD



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
01142 683833
info@archerstates.co.uk
www.archerstates.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(69-80) C			
(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	