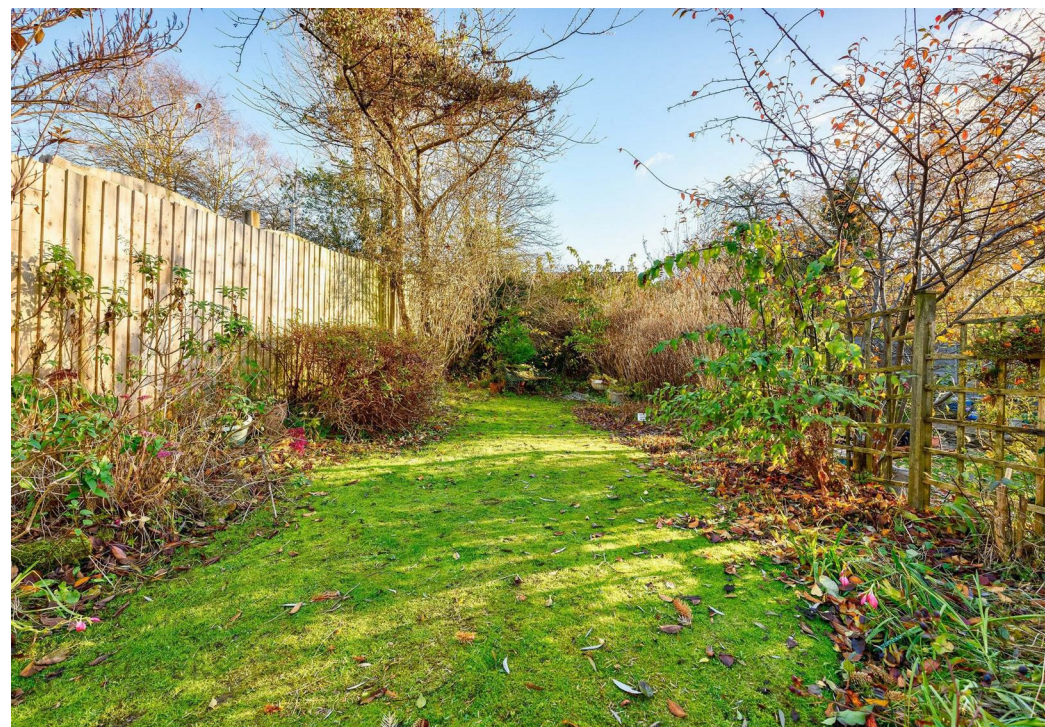


46 Rochester Road, Lodge Moor, Sheffield, S10 4JQ  
£415,000

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# 46 Rochester Road, Lodge Moor, Sheffield, S10 4JQ

## £415,000

### Council Tax Band: D

A well presented and larger than average four bedroom, two bathroom extended semi-detached home which boasts additional rooms to the ground floor creating a separate accommodation if required and a larger than average rear garden! Perfect for families, the property is located close to a wealth of shops and amenities and is well served by regular bus routes giving easy access to the universities, hospitals and the city centre. The property is also situated on the cusp of open countryside and is within the catchment area of popular local schools including Hallam and Tapton. With double glazing and gas central heating throughout, the property in brief comprises; entrance porch, dining room with access to the first floor, lounge, kitchen and a side lobby area with access to the separate extended living accommodation, ideal for use by teenagers/relatives/students, as an office/playroom, a studio business with waiting room or even an Airbnb rental which includes a modern shower room, garden bedroom and garden room with access to the rear. To the first floor there is a landing area, three spacious bedrooms, a bathroom and a separate w.c. Outside, to the front of the property there is a small garden area and driveway leading to the integral garage, whilst to the rear there is a patio area and steps rising to a long lawned garden which is surrounded by shrubs and fencing. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Freehold tenure, council tax band D

#### Entrance Porch

Access to the property is gained through a side facing upvc door which leads into the entrance lobby which has upvc double glazed windows and a further door leads to the dining room.

#### Dining Room

A front facing wooden entrance door leads directly into the dining room. Having front and side facing upvc double glazed windows, laminate flooring, two radiators and ample space for a dining table and chairs. A staircase rises to the first floor accommodation and doors lead to the lounge and kitchen.

#### Lounge

A bright and spacious room which has a rear facing upvc door/window unit leading to the rear garden, a radiator and feature fireplace with gas fire and surround.

#### Kitchen

Having 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 appliances including a fridge, washing machine and dishwasher. With vinyl flooring, a side facing upvc double glazed window and a side facing wooden door leading to the lobby area.

#### Side Entrance Lobby

Having a front facing upvc door, side facing upvc double glazed window and vinyl flooring. Doors lead to the kitchen and ground floor extension which could be used as separate living accommodation for teenagers/relatives/students, an office/playroom, a business with waiting room or even an Airbnb rental.

#### Shower Room

Having a modern suite comprising of a shower enclosure, a vanity wash basin and a low flush wc. With a side facing upvc double glazed window, vinyl flooring and a chrome towel radiator.

#### Garden Bedroom

A spacious and versatile room. Currently used as a bedroom, it could be an office, gym or studio workspace and has a side facing upvc double glazed window, radiator and a further door leading to the garden room.

#### Garden Room

Another spacious and versatile room, perfect for use as a living area and again offering options for a variety of uses. Having rear and side facing upvc double glazed windows bringing much light in, there are fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit, space for appliances including a fridge and freezer, a radiator and rear facing upvc door leading to the garden.

#### First Floor Landing Area

A staircase ascends from the dining room and leads to the first floor landing area, which has a bannister, loft hatch and doors leading to all rooms on this level.

#### Master Bedroom

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

#### Bedroom Two

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

#### Bedroom Three

Another spacious bedroom which has a rear facing upvc double glazed window, a radiator and fitted wardrobes.

#### Bathroom

Having a suite comprising of a panelled bath with shower over and a pedestal wash basin. With vinyl flooring, a radiator, a front facing upvc double glazed window, airing cupboard housing the water cylinder, a front facing upvc double glazed window and an internal window to the landing area.

#### Separate WC

Having a low flush wc, radiator and a front facing upvc double glazed window.

#### Outside

To the front of the property there is a small garden area with lawn, shrubs and borders. A path leads to the entrance door and there is a driveway leading to the internal garage. A side passage leads to the side entrance lobby entrance. To the rear there is a spacious garden having a patio off the lounge and steps rise to a long lawned garden which is surrounded by shrubs and fencing.

#### Integral Garage

Having an up and over door, power and lighting, the garage is perfect for additional storage.







## Ground Floor

Approx. 84.2 sq. metres (905.9 sq. feet)



## First Floor

Approx. 50.0 sq. metres (538.3 sq. feet)



Total area: approx. 134.2 sq. metres (1444.2 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.

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| 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 |   |                         |           |
| England & Wales                             |   | 61                      | 79        |
|   |   | EU Directive 2002/91/EC |           |