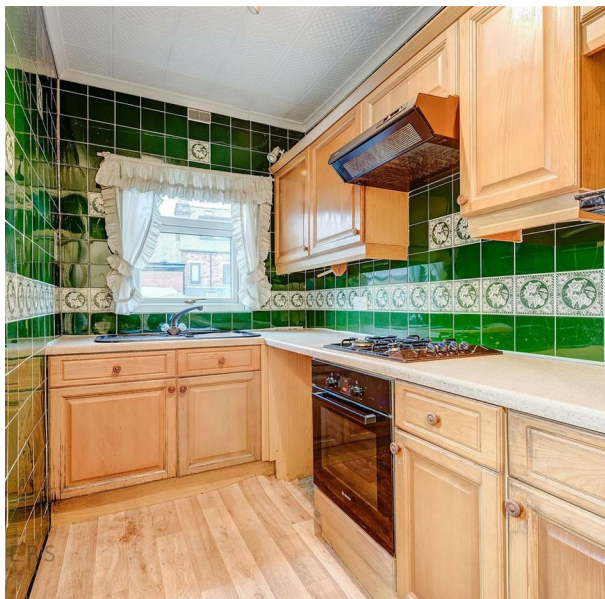


35 Vernon Terrace, Crosspool, Sheffield, S10 5GJ  
£220,000



# 35 Vernon Terrace, Crosspool, Sheffield, S10 5GJ

£220,000

Council Tax Band: A

A spacious three bedroom mid terraced home which is located on this quiet road in the heart of Crosspool! Perfect for first time buyers, small families or landlords, the property requires a scheme of modernisation yet is perfectly placed for easy access to a wealth of amenities including shops, cafes and bars, and enjoys regular bus routes nearby giving access to the universities, hospitals and the city centre. With double glazing and gas central heating throughout, the property in brief comprises; lounge with bow window, inner hall, dining room with access to the cellar and an offshot kitchen. To the first floor there is a landing area, two spacious bedrooms and a shower room with modern style fittings. To the second floor there is a double sized attic bedroom. Outside, there is a small garden to the front and a shared access leads to the rear where there is a private and enclosed patio garden. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer, contact Archers to book your visit today. Council tax band A, leasehold tenure - 800 year lease from 1919, ground rent TBC.

## Lounge

Access to the property is gained through a front facing upvc entrance door which leads directly into the lounge, which is a bright and spacious room having a front facing upvc double glazed bow window, a radiator and a gas fire with feature surround. A door leads to the inner hall.

## Inner Hall

Having a staircase rising to the first floor and doors connecting the lounge and dining room.

## Dining Room

Another spacious reception room which has a rear facing upvc double glazed window, a radiator and ample space for a dining table and chairs. A door leads to the cellar head and the room opens to the offshot kitchen.

## Cellar Head

Having space for a fridge freezer and steps descending to the cellar, which is ideal for storage and houses the meters.

## Kitchen

Having fitted wall and base units with a laminated work surface incorporating a ceramic sink and drainer

unit and gas hob with extractor above. There is an integrated electric oven and space for a washing machine. With vinyl flooring, a rear facing upvc double glazed window and a side facing upvc entrance door leading to the outside.

## First Floor Landing Area

A staircase ascends from the inner hall and leads to the first floor landing area, which has a wooden bannister rail, radiator and further staircase rising to the second floor accommodation. Doors lead to all rooms on this level.

## 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 a spacious single sized room which has a rear facing upvc double glazed window, a radiator and fitted wardrobes.

## Shower Room

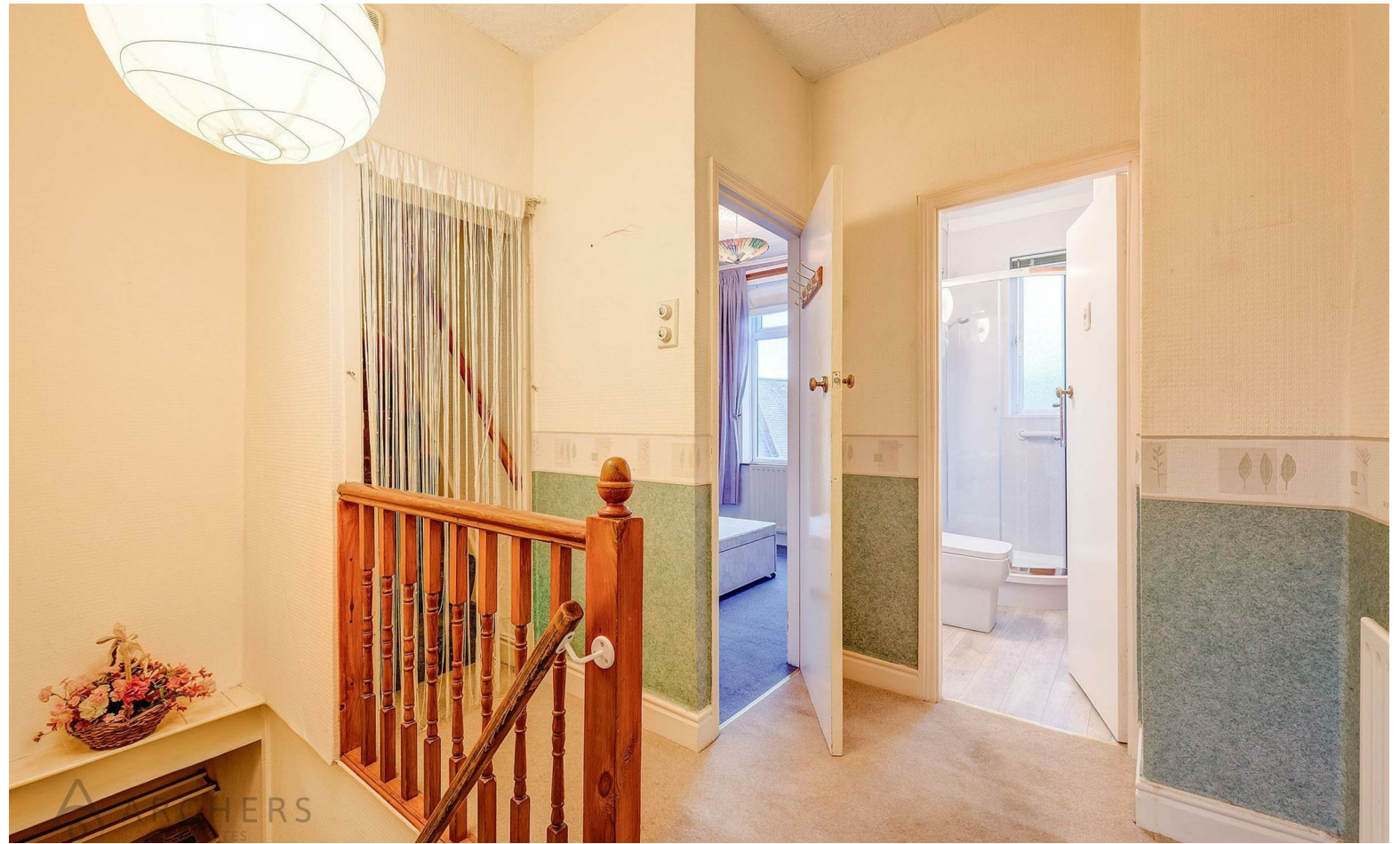
A modern style shower room which has a suite comprising of a corner shower enclosure, a corner wash basin and a low flush wc. With a radiator, vinyl flooring and a rear facing upvc double glazed window. There is also a cupboard housing the water cylinder.

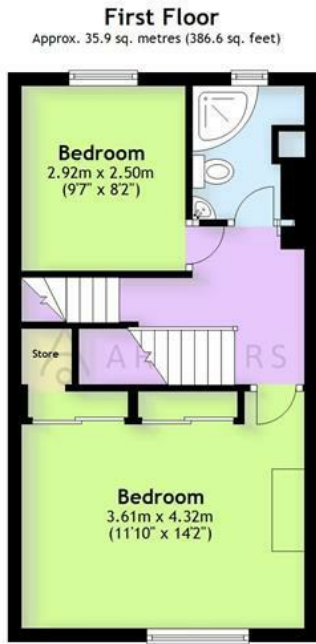
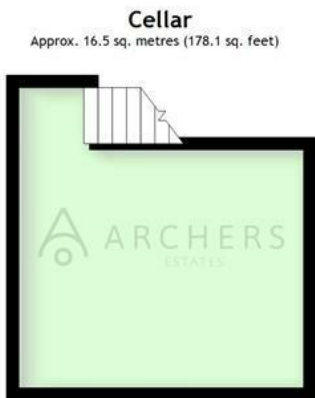
## Attic Bedroom Three

A staircase ascends from the first floor landing area and leads to the attic bedroom, which is a spacious double sized room having a front facing upvc double glazed dormer window and a radiator.

## Outside

The property is set back from Vernon Terrace and has a small garden area to the front, a shared passage gives access to the rear where there is a pleasant and enclosed patio garden with surrounding shrubs and fencing.





Total area: approx. 110.5 sq. metres (1189.7 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.

35 Vernon Terrace, SHEFFIELD



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	