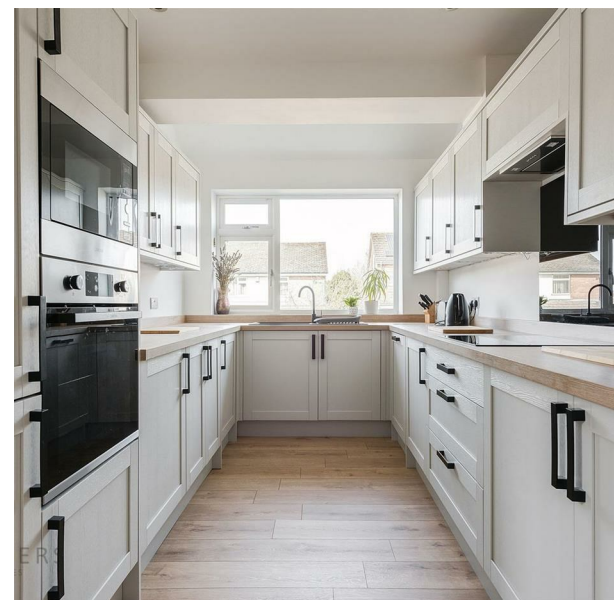


21 Worcester Drive, Lodge Moor, Sheffield, S10 4JG
£425,000

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21 Worcester Drive, Lodge Moor, Sheffield, S10 4JG

£425,000

Council Tax Band: C

A modern and tastefully decorated three double bedroom extended semi-detached home, situated on this popular estate on the edge of open countryside! Perfect for families, the property is spacious throughout and has recently installed kitchen and bathroom fittings, a larger than average living room, spacious rear garden, double driveway to the front and a garage to name a few highlights. Located close to a wealth of shops and amenities, the property is well served by regular bus routes giving easy access to the universities and hospitals, and is within the catchment area of Hallam and Tapton schools. With triple glazing and gas central heating throughout, the property in brief comprises; entrance lobby, entrance hallway, spacious living room and a breakfast kitchen. To the first floor there is a landing area, three double bedrooms, a bathroom and a separate wc. Outside, to the front there is a double driveway, garden and access to the garage. A gate leads down the side of the property where there is a patio leading to the rear, which has a good sized garden space with a continued patio and lawned area. Surrounded by fencing and shrubs, the garden also enjoys a southerly facing outlook. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Freehold tenure, council tax band C.

Entrance Lobby

Access to the property is gained through a front facing composite door which leads to the entrance lobby area which has laminate flooring and a further door leads to the hallway.

Hallway

A composite door leads to the hallway, which has a staircase rising to the first floor landing area, a radiator and doors leading to the living room and dining kitchen.

Living Room

A bright, stylish and larger than average living room which has ample space for living and dining furniture. Having rear facing upvc triple glazed french doors leading to the garden, a further rear facing upvc triple glazed window, two radiators and a feature fireplace with gas fire.

Breakfast Kitchen

A modern and tastefully designed dining kitchen which takes advantage of the front extension. Having modern styled, recently fitted wall and base units with a laminate work surface incorporating a composite sink and drainer unit and induction hob with extractor above. There are integrated appliances including an electric oven, fridge freezer, washing machine, dishwasher and a microwave. With space for a dining table and chairs, laminate flooring, a radiator, a front facing upvc triple glazed window, a side facing upvc door and housing for the boiler.

First Floor Landing Area

A staircase ascends from the hallway and leads to the first

floor landing area, which has a wooden bannister rail and storage cupboard housing the water cylinder. Doors lead to all rooms.

Master Bedroom

A spacious double sized master bedroom having a front facing upvc triple glazed window enjoying far reaching views, a radiator and fitted wardrobes.

Bedroom Two

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

Bedroom Three

A further double sized bedroom which has a rear facing upvc triple glazed window and a radiator.

Bathroom

Having a modern suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. With a chrome towel radiator, a front facing upvc triple glazed window and vinyl flooring.

Separate WC

Having a low flush wc, a vanity wash basin, a chrome towel radiator, vinyl flooring and a front facing upvc triple glazed window.

Outside

To the front of the property there is a double driveway leading to the garage and steps rise to the entrance door. There is

also a small garden area and a gate to the side leads to the rear of the property, where there is an Indian stone patio and spacious lawn enjoying a majority south facing outlook. With flower beds, shrubs and fencing surrounding.

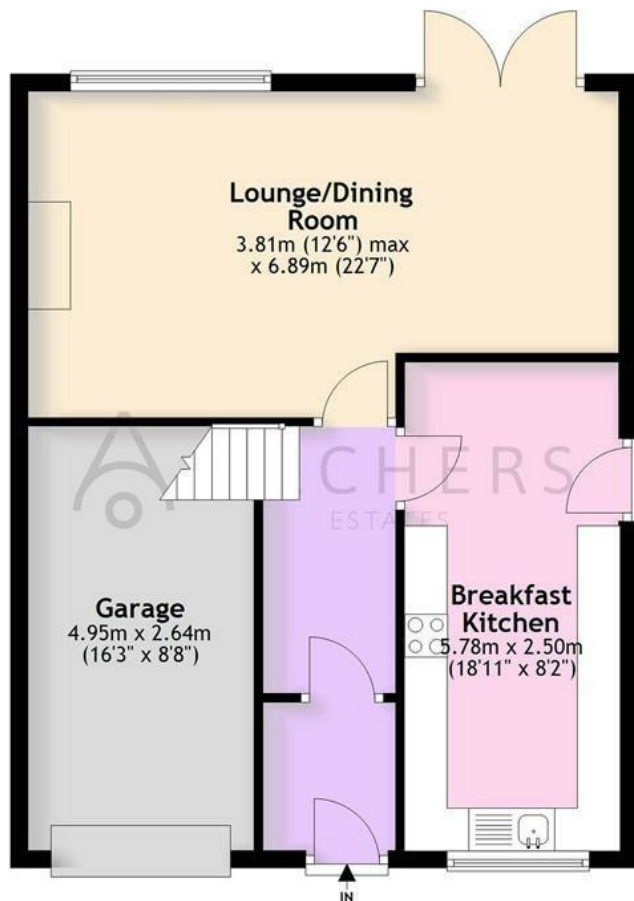
Garage

Having a roller door to the front and power/lighting, the garage is ideal for storage and can fit a car inside if required.



Ground Floor

Approx. 61.0 sq. metres (657.0 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



Total area: approx. 109.2 sq. metres (1175.5 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 misstatement. 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		
England & Wales	66	80
		EU Directive 2002/91/EC