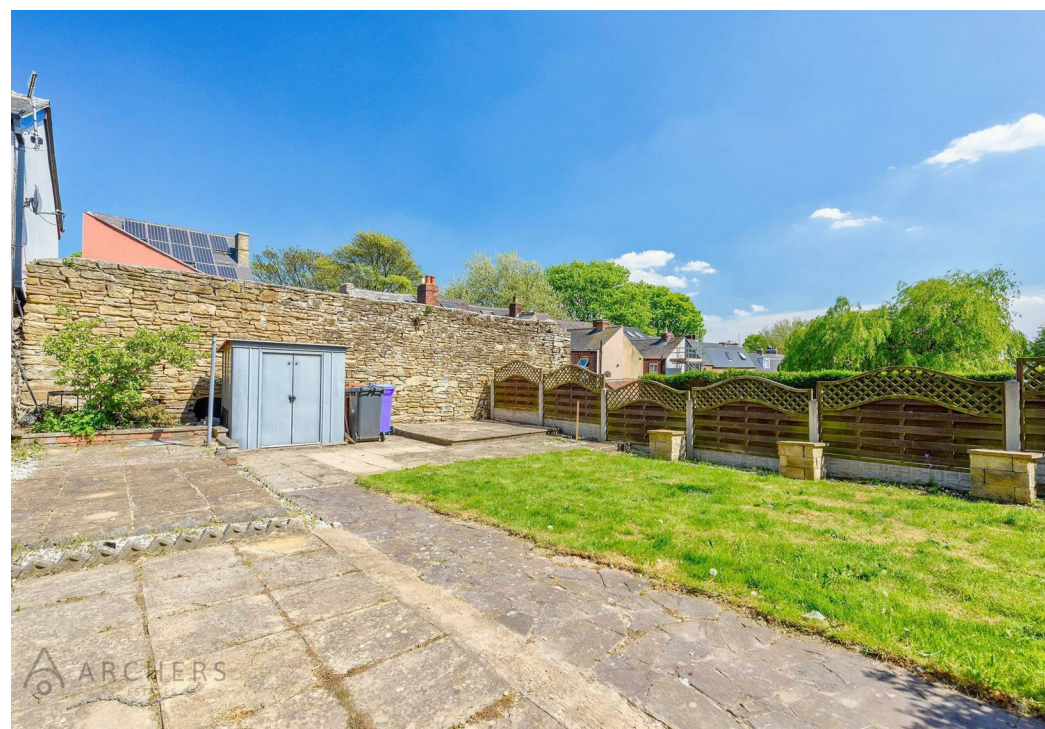


108 Cobden View Road, Crookes, Sheffield, S10 1HS
£387,500

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Council Tax Band: A

Recently renovated to a high standard, this larger than average four bedroom, two bathroom extended end townhouse is located in the heart of Crookes and boasts a large garden to the rear and off road parking! Ideal for families, the property offers the purchaser a fantastic opportunity to change the decor to their own individual styles, has been modernised throughout and enjoys an open plan lounge/dining/kitchen area to the ground floor along with newly fitted kitchen/bathroom fittings, a complete rewire and new decor/flooring throughout to name a few highlights. Situated within close proximity to a wealth of shops, cafes and amenities, there are also regular bus routes giving easy access to the universities, hospitals and the city centre. With double glazing and gas central heating throughout, the property in brief comprises; entrance porch, hallway, lounge, dining room, kitchen and downstairs wc. To the first floor there is a landing area, four bedrooms (the master with en-suite shower room) and a bathroom. Outside, there is a driveway with covered area and a patio to the front. A path with right of access leads to the rear where there is spacious garden with hardstanding, decking, three patios and a lawned space surrounded by fencing and stone walls. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Contact Archers Estates to book your viewing! Freehold tenure, council tax band A.

Entrance Porch

Access to the property is gained through a side facing pvc entrance door which leads directly into the lobby area. With front and side facing upvc double glazed windows, vinyl flooring and a further wooden door leading to the hallway.

Hallway

Having a staircase rising to the first floor landing area and a door leading to the lounge.

Lounge

A larger than average lounge which is bursting with natural light and enjoys an open plan style layout which complements the dining room/kitchen area. Having a front facing upvc double glazed window, radiator and ample space for living furniture.

Dining Room

Located between the lounge and kitchen, this is another bright and spacious reception room which has a large rear facing upvc double glazed window overlooking the garden and a radiator. With space for a dining table and chairs, the room opens to the kitchen area.

Kitchen

Having stylish newly fitted wall and base units providing ample storage space with a laminated worksurface area incorporating a stainless steel sink and drainer unit and an electric hob with extractor above. There are integrated appliances including an electric oven, microwave and a dishwasher with space for a fridge freezer, washing machine

and a tumble dryer. There is vinyl flooring, a kickboard heater, a radiator, a rear facing upvc double glazed window and rear facing pvc door to the outside.

Separate WC

A useful addition to the property having a low flush wc, vanity wash basin and a vinyl floor.

First Floor Landing Area

A staircase ascends from the hallway and leads to the first floor landing area, which has doors leading to all rooms on this level.

Master Bedroom

A bright, double sized bedroom which has a rear facing upvc double glazed window with far reaching views, a radiator and space for wardrobes. A door leads to the en-suite shower room.

En-Suite Shower Room

A great addition, having a suite comprising of a double sized walk in shower enclosure, a pedestal wash basin and low flush wc. With a chrome towel radiator, vinyl flooring and a rear facing upvc double glazed window.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

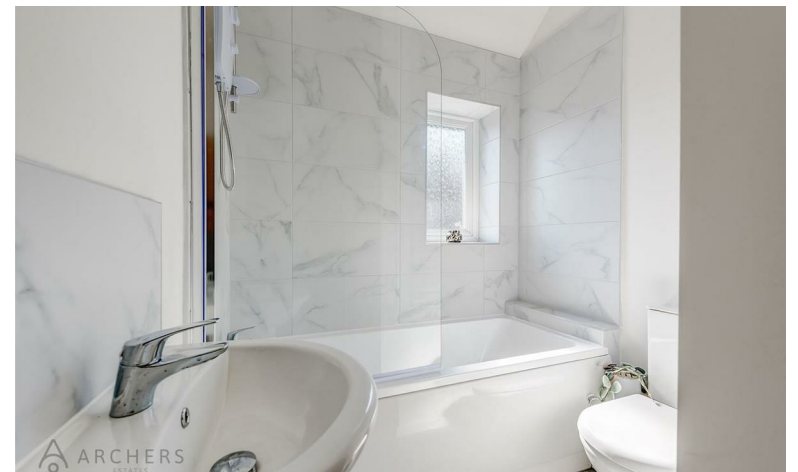
A single sized room which could also be used as an office. Having a rear facing upvc double glazed window and a radiator.

Bathroom

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

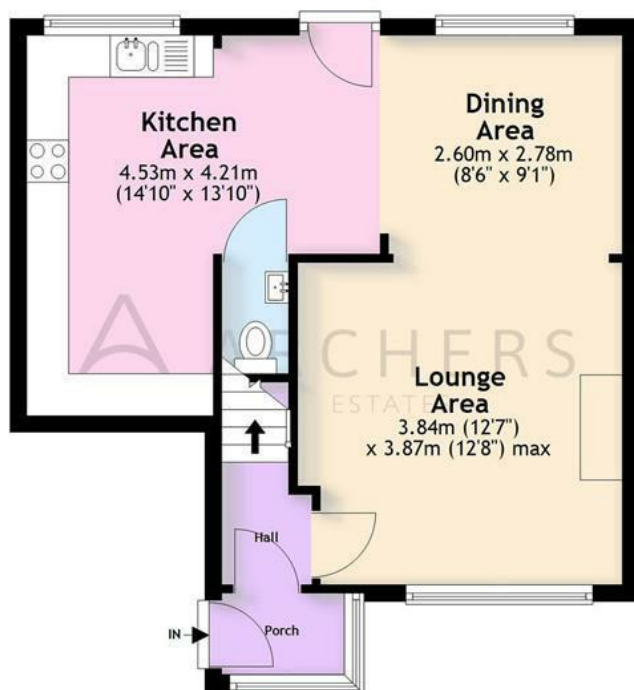
Outside

To the front of the property there is a driveway leading to a covered storage area. There is also a small garden area and to the side of the building a path with right of access for neighbouring properties leads to the rear, where there is a larger than average garden with a hardstanding and small decked area. Steps descend to a garden where there are three patios ideal for outside entertaining and a lawned space. With surrounding fencing and stone walls for added privacy.



Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.0 sq. feet)



Total area: approx. 89.7 sq. metres (965.5 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 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		85
(81-91) B		
(69-80) C	73	
(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	