

187 Watt Lane, Crosspool, Sheffield, S10 5RD
Offers In Excess Of £375,000

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Council Tax Band: C

A bright, spacious and well presented three bedroom semi-detached home which is located on this popular road and enjoys a spacious garden to the rear. Perfect for families, this good sized home is situated close to a wealth of shops, cafes and amenities in Crosspool and enjoys easy access to the universities and hospitals thanks to regular bus routes nearby. It is also within the catchment area of Lydgate and Tapton schools. With majority double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, bay fronted lounge, dining room, kitchen and utility room with access to the garage. To the first floor there is a landing area, three bedrooms (the rear enjoying far reaching views), a bathroom and a separate wc. Outside, there is a lawn and driveway to the front leading to the garage, whilst to the rear there is a spacious south facing garden with hardstanding area, two lawns and surrounding borders/shrubs. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended. Leasehold tenure, 731 years remain on the lease. Ground rent is £19.43 per annum. Council tax band C.

Entrance Hallway

Access to the property is gained through a front facing wooden/glazed door which leads to the entrance hallway, which is a wide and inviting room having a staircase rising to the first floor accommodation, a radiator, and a useful cloaks cupboard.

Bay Fronted Lounge

A bright and spacious lounge which has a front facing upvc double glazed bay window, tiled fireplace and a radiator.

Dining Room

Another spacious reception room which has a rear facing upvc double glazed window, radiator and a serving hatch to the kitchen.

Kitchen

A spacious kitchen which takes advantage of an extension to the rear. Enjoying a galley style layout, there are fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and a gas hob which has an extractor fitted above. There is an integrated Bosch double electric oven and space for a fridge freezer in the former pantry area. With a rear facing upvc double glazed bay window, vinyl flooring, a radiator and a serving hatch to the dining room. A side facing door leads to the utility room/garage area.

Utility Room

A useful area situated to the rear of the garage which has rear facing single glazed windows and a door leading to the garden. With a sink and drainer unit, space for a washing machine and door leading to the garage.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area which has a side facing secondary glazed window, wooden bannister rail and a loft hatch giving access to the roof space.

Master Bedroom

A good sized master bedroom which has a front facing secondary glazed bay window, radiator and fitted wardrobes.

Bedroom Two

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

Bedroom Three

The third bedroom is a single sized room which could easily be used as an office, having a front facing secondary glazed oriel window and a radiator.

Bathroom

Having a suite comprising of a panelled bath with Mira

thermostatic shower over and a pedestal wash basin. With a rear facing upvc double glazed window, vinyl flooring and a radiator.

Separate WC

Having a low flush wc and a side facing secondary glazed window.

Outside

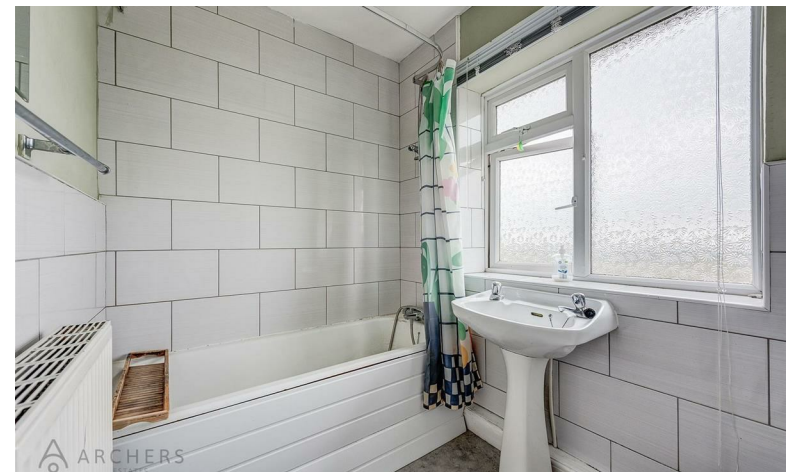
To the front of the property there is a lawned garden and a driveway leading to the garage. To the rear there is a sizeable south facing garden which has a hardstanding area and steps descend to the garden which has two lawns with surrounding shrubs, borders and a wall to the rear.

Garage

Having an up and over door, power and lighting and the combi boiler is located here too.

Notes to Buyers

Please note, to the rear of the property there is currently ongoing building works to construct additional homes. Naturally this will impact the outlook to the rear of the home and further details can be viewed via Sheffield City Councils planning portal.



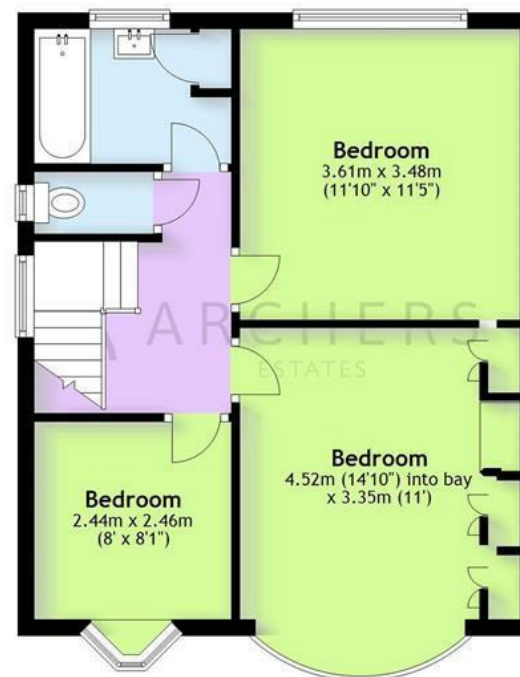
Ground Floor

Approx. 69.2 sq. metres (744.4 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



Total area: approx. 113.9 sq. metres (1226.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	