

21 Blackbrook Road, Lodge Moor, Sheffield, S10 4LP  
£425,000

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**21 Blackbrook Road, Lodge Moor, Sheffield, S10 4LP**

**£425,000**

**Council Tax Band: D**

A bright, spacious and well presented four bedroom extended semi-detached home which is located on this highly sought after road in Lodge Moor. Perfect for families, the property enjoys a spacious garden to the rear, good sized rooms and offers the potential buyer the opportunity to alter to their own tastes. Situated close to open countryside, there are shops, cafes and amenities nearby and the property is well served by regular bus routes giving easy access to the universities, hospitals and the city centre. It is also within the catchment area of Hallam and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance lobby, hallway, downstairs wc, lounge, dining room, extended sun room with access to the garden, kitchen and large garage with utility area and additional wc to the rear. To the first floor there is a landing area, four spacious bedrooms, a modern styled shower room and a separate wc. Outside, to the front of the property there is a large block paved driveway whilst to the rear there is a sunny, larger than average garden with a patio and lawned area surrounded by shrubs and fencing. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended, contact Archers Estates to book your visit today! Freehold tenure, council tax band D.

### **Entrance Lobby**

Access to the property is gained through a front facing upvc door which leads directly into the entrance lobby. A further door leads to the entrance hallway.

### **Entrance Hallway**

Having a staircase rising to the first floor, this wide and inviting room has a radiator and doors leading to the downstairs wc, lounge and kitchen.

### **Downstairs WC**

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

### **Lounge**

A spacious lounge which has a front facing upvc double glazed window, radiator and feature fireplace with gas fire. The room opens to the dining room.

### **Dining Room**

A spacious room which has a radiator, ample space for a dining table and opens to the extended sun room. A door leads to the kitchen.

### **Sun Room**

A bright and versatile room which takes full advantage of the extension, having rear facing sliding upvc patio doors opening to the garden, a radiator and a side facing circular upvc double glazed window.

### **Kitchen**

A larger than average kitchen which has fitted wall and base units with a laminate worksurface incorporating a stainless

steel sink and drainer unit and a gas hob with extractor above. There are integrated appliances including an electric double oven/grill unit and a fridge freezer. With laminate flooring, a radiator, a rear facing upvc double glazed window and a useful pantry cupboard. A door leads to the garage/utility room.

### **Garage/Utility Area**

A larger than average garage which has an electric roller door to the front, power and lighting and a storage cupboard. To the rear of the garage there is space and plumbing for a washing machine, the combi boiler is housed here and there is a separate wc. With a rear facing upvc double glazed window and side facing pvc door leading to the garden.

### **Additional WC**

Another useful addition to the home, having a low flush wc, pedestal wash basin and a rear facing upvc double glazed window.

### **First Floor Landing Area**

A staircase ascends from the ground floor and leads to the first floor landing area which has a wooden bannister rail, a useful storage cupboard, doors to all rooms and a loft hatch gaining access to the roof space.

### **Master Bedroom**

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

### **Bedroom Two**

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

### **Bedroom Three**

The third bedroom is located above the garage and takes full advantage of the extension, enjoying a dual aspect layout there are front and rear facing upvc double glazed windows, a fitted wardrobe and a radiator.

### **Bedroom Four**

A single sized bedroom which could also be used as an office, having a front facing upvc double glazed window, radiator and fitted storage cupboards.

### **Shower Room**

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

### **Separate WC**

Having a low flush wc and a side facing upvc double glazed window.

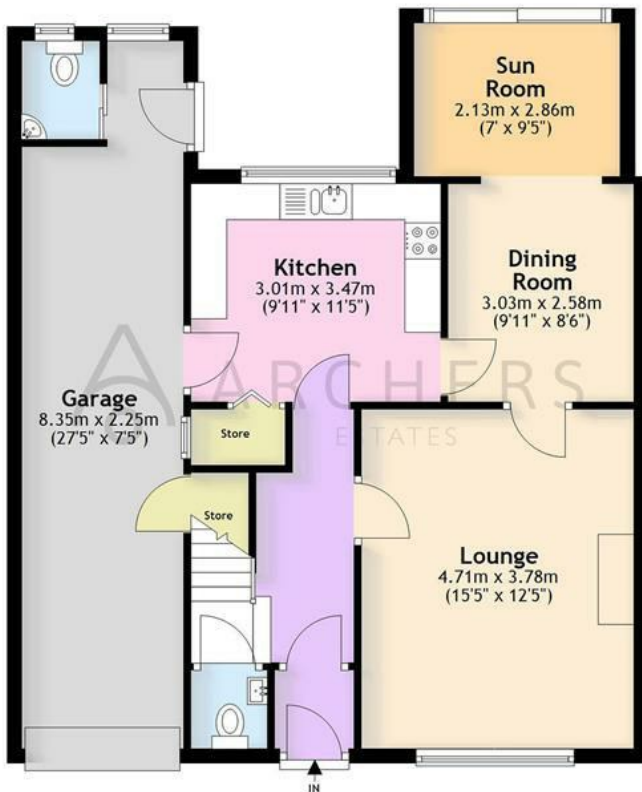
### **Outside**

To the front of the property there is a block paved driveway providing off road parking for two/three cars. To the rear there is a large patio area with steps descending to a landscaped lawn, which has a wooden summerhouse. With shrubs, trees, borders and fencing surrounding for added privacy the garden also enjoys a sunny outlook.

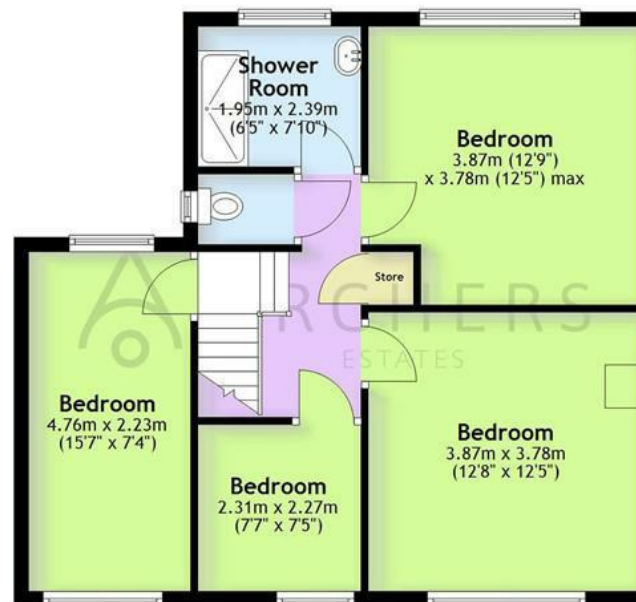




Approx. 77.4 sq. metres (833.2 sq. feet)



Approx. 59.5 sq. metres (640.8 sq. feet)



Total area: approx. 136.9 sq. metres (1474.0 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>68</p>	<p>83</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	