

32 Benty Lane, Crosspool, Sheffield, S10 5NF  
£230,000

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**32 Benty Lane, Crosspool, Sheffield, S10 5NF**

**£230,000**

**Council Tax Band: A**

A bright and spacious two double bedroom extended stone built mid-terraced home which is located in the heart of Crosspool. Perfect for first time buyers or landlords, the property enjoys modern styling throughout and is ready to move into. Situated metres away from a wealth of shops, cafes and amenities, the property is also well served by 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; lounge, dining kitchen with modern fittings and access to the cellar, rear hall and bathroom. To the first floor there is a landing area and two double bedrooms. Outside, a shared passage leads to the rear where there is a hardstanding area. 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 A.

### **Lounge**

Access to the property is gained through a front facing upvc door which leads to the lounge. A bright and spacious room, there is a front facing upvc double glazed window, a radiator and feature fireplace with electric fire. French doors lead to the dining kitchen and the meters are located in a cupboard in this room.

### **Dining Kitchen**

Another spacious reception room which has modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and electric hob with extractor above. There are integrated appliances including an electric oven, dishwasher and wine cooler. With space for a fridge freezer, tiled splashbacks to the walls, ceramic tiled flooring, a radiator and rear facing upvc double glazed window. The room opens to the rear hall and a trap door gives access to the cellar.

### **Cellar**

Accessed from the kitchen trap door, the cellar is ideal for storage opportunities and the water stop tap is located here.

### **Rear Hall**

Forming part of the extension, the rear hall has

ceramic tiled flooring, a side facing upvc door leading to the outside, a door leading to the bathroom and a staircase rising to the first floor landing area.

### **Bathroom**

Having a modern suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. With ceramic tiled flooring, a tall radiator, a rear facing upvc double glazed window and a useful storage cupboard which has space and plumbing for a washing machine. The Vaillant combi boiler is also located in this cupboard.

### **First Floor Landing Area**

A staircase ascends from the rear hall and leads to the first floor landing area, which has doors leading to both bedrooms.

### **Master Bedroom**

A bright and spacious master bedroom which has a front facing upvc double glazed window and a radiator.

### **Bedroom Two**

The second bedroom is another double sized room which has a rear facing upvc double glazed window, a radiator and a fitted storage cupboard.

### **Outside**

A shared passage leads to the rear where there is a hardstanding area giving access to the rear entrance door.



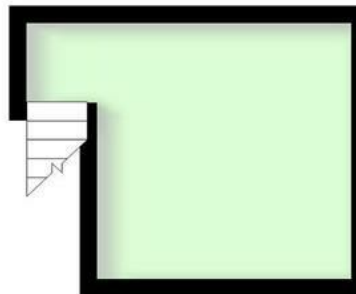




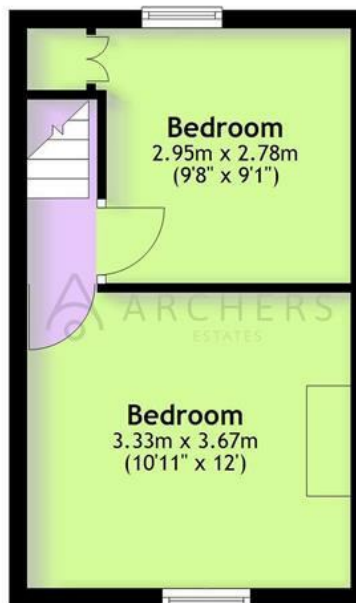
**Ground Floor**  
Approx. 30.2 sq. metres (325.2 sq. feet)



**Cellar**  
Approx. 9.0 sq. metres (97.4 sq. feet)



**First Floor**  
Approx. 23.3 sq. metres (250.8 sq. feet)



Total area: approx. 62.6 sq. metres (673.5 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	65	73
	EU Directive 2002/91/EC	