

50 Cardoness Road, Crosspool, Sheffield, S10 5RU  
£450,000

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**50 Cardoness Road, Crosspool, Sheffield, S10 5RU**

**£450,000**

**Council Tax Band: C**

A stunning three bedroom semi-detached home which is situated on a larger than average plot in the heart of Crosspool! Perfect for families, this modern and stylish home has been beautifully maintained and upgraded by the current owners, enjoying an open plan dining/kitchen area, conservatory to the rear, a bathroom which must be viewed to be fully appreciated and a private landscaped garden! Positioned close to a wealth of shops, cafes and amenities, the property is well served by regular bus routes giving easy access to the universities, hospitals and the Peak District. It is also within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, downstairs wc, a bay fronted lounge, open plan dining/kitchen area with modern units and a conservatory. To the first floor there is a landing area, three spacious bedrooms and an ultra modern bathroom. Outside, there is a double drive to the front alongside a small garden area whilst to the rear is a private landscaped garden with two patio areas and an additional garden to the side with a pergola! A viewing is highly recommended. Freehold tenure, council tax band C.

### **Entrance Hallway**

Access to the property is gained through a front facing upvc door which leads into the entrance hallway, which is wide and inviting and has a staircase rising to the first floor, a side facing upvc double glazed window, a radiator, laminate flooring and doors leading to the lounge, dining room and downstairs wc.

### **Downstairs WC**

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

### **Bay Fronted Lounge**

A bright and spacious yet cosy lounge which has a front facing upvc double glazed bay window, a radiator, laminate flooring and a gas fire with feature surround.

### **Dining Area**

A bright and spacious open plan living area which comprises of the dining and kitchen area. To the dining area there is laminate flooring, a tall radiator, breakfast bar area and rear facing upvc double glazed french doors leading to the conservatory.

### **Kitchen Area**

To the kitchen area there are modern styled fitted wall

and base units with solid oak worksurfaces incorporating a ceramic sink unit and a gas hob with extractor built in above. There are integrated appliances including an electric oven and fridge freezer, continued laminate flooring and a rear facing upvc double glazed window.

### **Conservatory**

A great addition to the property which could be used for a variety of purposes, having upvc french doors from the dining area, there are upvc double glazed windows bringing much light into the room, tiled flooring and side facing upvc double glazed french doors leading to the patio area.

### **First Floor Landing Area**

A staircase ascends from the hallway and leads to the first floor landing area, which has a wooden bannister rail, a side facing upvc double glazed window and doors to all rooms on this level.

### **Master Bedroom**

A spacious master bedroom which has a front facing upvc double glazed bay window, a radiator and laminate flooring

### **Bedroom Two**

The second bedroom is another double room which has a rear facing upvc double glazed window overlooking the garden, a radiator and laminate flooring.

### **Bedroom Three**

A single sized room which could also be used as an office. Having a front facing upvc double glazed oriel window, a radiator and laminate flooring.

### **Bathroom**

A stunning bathroom which has a four piece suite comprising of a freestanding bath, a shower enclosure, pedestal wash basin and a low flush wc. With a chrome radiator, tiled flooring, open brick feature wall and a rear facing upvc double glazed window.

### **Outside**

The property is situated on a larger than average plot, having a low maintenance garden and double driveway to the front and a secure gate leads to the side where there is a private patio area with a pergola and vegetable/flower beds. The rear garden is another private space having a patio, landscaped lawn and further patio at the top of the garden. With surrounding trees, flower beds, borders, shrubs and fencing.





## Ground Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



Total area: approx. 87.9 sq. metres (946.2 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.



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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>	63	74
	EU Directive 2002/91/EC	