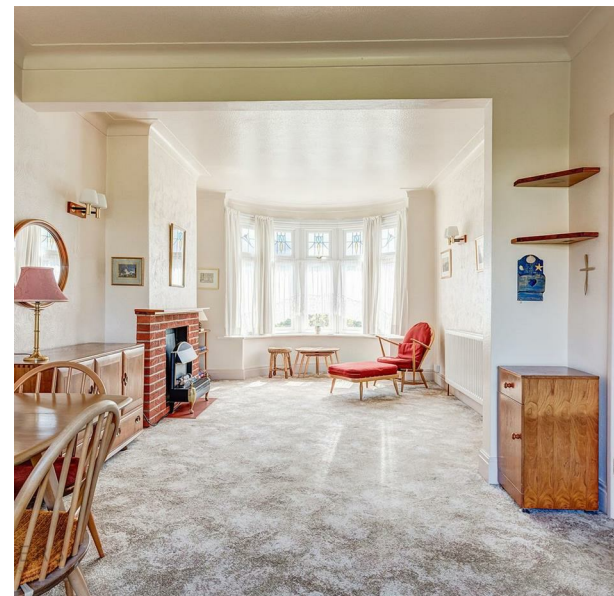


24 Ringstead Crescent, Crosspool, Sheffield, S10 5SG
Offers In Excess Of £325,000

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24 Ringstead Crescent, Crosspool, Sheffield, S10 5SG

Offers In Excess Of £325,000

Council Tax Band: C

A spacious and well presented three bedroom semi-detached home which is located on this popular road in the heart of Crosspool. Perfect for families or developers, the property has been lovingly maintained throughout the years and now requires some modernisation - giving buyers the opportunity to put their own stamp on it. Located within close proximity to a wealth of shops, cafes and amenities, there are regular bus routes nearby giving easy access to the universities, hospitals and the peak district. The property is also within the catchment area of the highly rated Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, downstairs wc, bay fronted lounge which opens to the dining room, and kitchen with galley style layout. To the first floor there is a landing area, three bedrooms, a bathroom and a separate wc. Outside, to the front there is driveway leading to the garage and a small garden area whilst to the rear there is a spacious garden with hardstanding area and steps descend to a lawned garden with surrounding hedges and fencing. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended. Council tax band C, freehold tenure.

Entrance Hallway

A solid wood entrance door gives access to the wide and inviting entrance hallway, which has a staircase rising to the first floor, a radiator and a side facing single glazed original stained glass window.

Bay Fronted Lounge

A bright and spacious lounge which has a front facing upvc double glazed bay window, a radiator and a brick built fireplace. The room opens to the dining room.

Dining Room

Another spacious reception room which has a rear facing double glazed sliding patio door unit leading to the garden and a radiator.

Kitchen

Having a galley style layout with fitted wall and base units and a laminated worksurface incorporating a stainless steel sink and drainer unit. There is space for appliances including a cooker, washing machine and under counter fridge. With two side facing single glazed windows, a rear facing upvc double glazed window and door leading to the separate WC.

Downstairs WC

Having a low flush wc and a pedestal wash basin.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a stylish side facing single glazed stained glass window and a loft hatch leading to the roof space. Doors lead to all rooms on this level.

Master Bedroom

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Having a suite comprising of a panelled bath and a

pedestal wash basin. With a rear facing upvc double glazed window, radiator and tiled flooring. The Vaillant combi boiler is housed in a cupboard.

Separate WC

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

Outside

To the front of the property there is a paved driveway leading to the garage and small garden area. To the rear of the property there is a paved area and steps descend to a lawned garden which is surrounded by fencing and hedging.

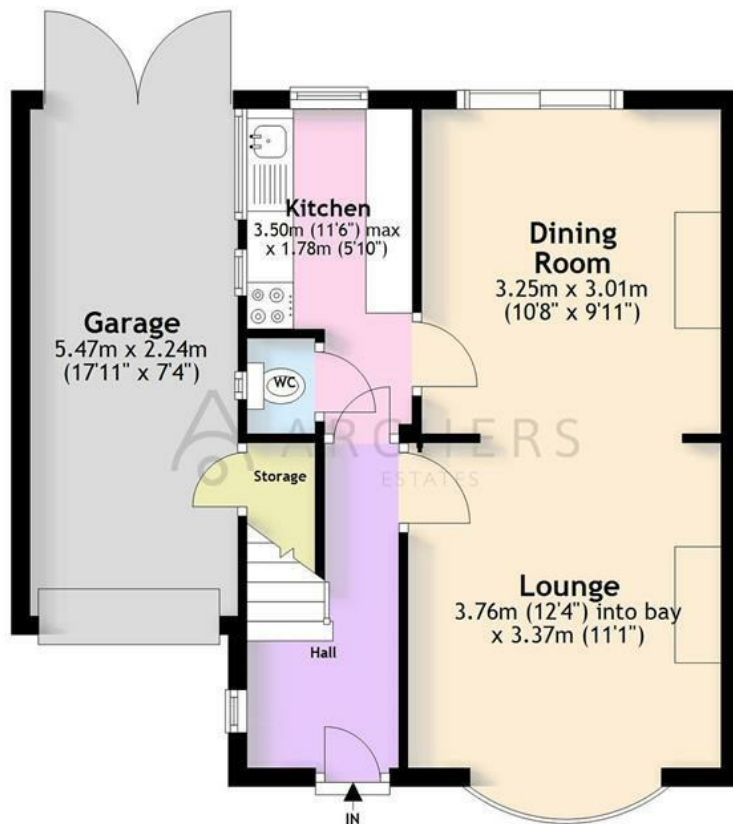
Garage

Having an up and over door, the garage offers ample storage space and there is a door to the rear leading to the garden.



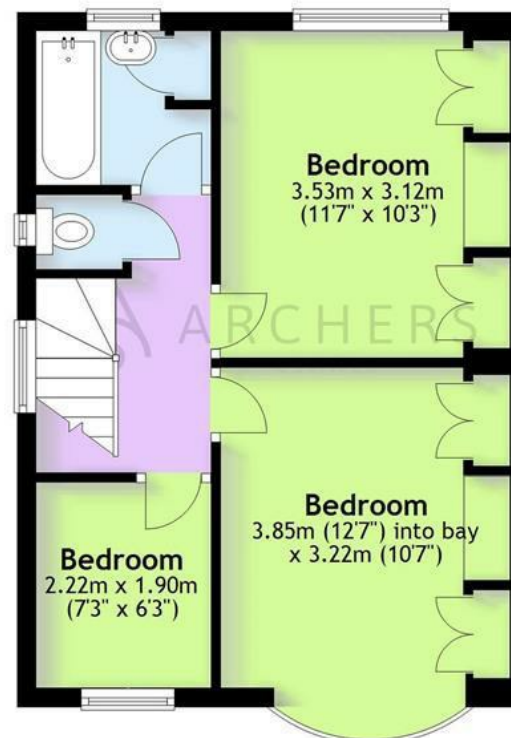
Ground Floor

Approx. 47.9 sq. metres (515.2 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Total area: approx. 84.4 sq. metres (908.8 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		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC