

91 Redmires Road, Sheffield, S10 4LB  
£549,500

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**Council Tax Band: E**

A spacious four bedroom detached home which enjoys breathtaking views towards open countryside and offers the opportunity to develop/extend further thanks to its sizeable garden to the side of the property. Ideal for families, planning was previously approved to create a substantial four bed detached home (details available on request or via links on the website). Situated close to shops and amenities, the property is well served by regular bus routes giving easy access to the universities and hospitals, and is within the catchment area of Hallam and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway with storage room, spacious dual aspect living room, kitchen, two spacious bedrooms and a separate wc. To the first floor there is a landing area, two double bedrooms and a modern style bathroom. Outside, the property has gardens to three sides with lawns, patios and a double driveway leading to the detached double garage - perfect for storage! Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Contact Archers Estates to book your visit today. Leasehold tenure, 142 years remain on the lease. Ground rent TBC. Council tax band E.

### **Entrance Hallway**

Access to the property is gained through a front facing upvc door which leads to the entrance hallway, which is an L-shaped room having a radiator, a large walk in storage cupboard housing the recently installed combi boiler, a large internal glazed window to the living room and a staircase rising to the first floor. Doors lead to all ground floor rooms.

### **Downstairs WC**

Having a low flush wc and a pedestal wash basin.

### **Living Room**

A larger than average living room which enjoys a dual aspect layout with a front facing upvc double glazed bow window and rear facing upvc double glazed window overlooking the garden. With ample space for living and dining furniture, two radiators, a feature fireplace and a serving hatch to the kitchen.

### **Kitchen**

Having fitted wall and base units with a laminated worksurface incorporating a ceramic stainless steel sink and drainer unit and electric hob with extractor above. There is an integrated electric oven and space for a washing machine and an under counter fridge. With tiled flooring, a rear facing upvc double glazed window and a rear facing upvc door leading to the garden.

### **Bedroom Three**

A double sized bedroom which has a front facing upvc double glazed window and a radiator.

### **Bedroom Four**

The fourth bedroom is a single sized room with a radiator and rear facing upvc double glazed window.

### **First Floor Landing**

A staircase ascends from the hallway and leads to the first floor landing area, which has a cast iron bannister rail and a front facing upvc double glazed window. Doors lead to all rooms on this level.

### **Master Bedroom**

A bright and spacious master bedroom which has a front facing upvc double glazed window enjoying far reaching views towards the Peak District, fitted wardrobes and a radiator.

### **Bedroom Two**

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

### **Bathroom**

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With laminate flooring, a radiator and a rear facing upvc double glazed window.

### **Outside**

The property is located on a sizeable plot which enjoys gardens to three sides. To the front there is path leading to the entrance door, a small lawn and a driveway leading to the detached garage. To the side of the property there is a larger than average lawn which is surrounded by trees and offers the discerning purchaser the chance to utilize should they wish to extend the property at all (subject to the usual planning/building regs approval). To the rear is an enclosed garden space with patio, lawn and hedges/trees surrounding.

### **Detached Double Garage**

A sizeable detached double garage which has an up and over door to the front, power and lighting and a door to the rear. Ideal for car/motorbike storage.

### **Planning Approval**

The property has previously had planning approved for a complete renovation. Please visit the Sheffield City Councils planning portal and use the following reference 17/04505/FUL. Alternatively please contact our office.



### Outbuilding

Approx. 23.7 sq. metres (255.4 sq. feet)



### Ground Floor

Approx. 70.5 sq. metres (759.1 sq. feet)



### First Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



Total area: approx. 139.5 sq. metres (1501.6 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) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>60</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	