

561 Manchester Road, Crosspool, Sheffield, S10 5PP
Offers In Excess Of £499,950

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Council Tax Band: D

A modern and spacious three bedroom semi-detached home which enjoys additional outbuildings and is close to a wealth of amenities! Perfect for families, the property has been well maintained throughout by the current owner and is situated close to shops and cafes, is well served by regular bus routes giving easy access to the universities, hospitals and the Peak District, and is within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance lobby, hallway, downstairs wc, bay fronted lounge and open plan dining kitchen with bespoke units. To the first floor there is a landing area, three spacious bedrooms and a modern bathroom. Outside, there is a double driveway to the front, a side garage and to the rear there is a private garden with patio and raised lawn, and two additional outbuildings comprising of a detached garage and workshop. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers to book your viewing today! Available for sale with NO CHAIN INVOLVED. 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 lobby. Having front facing upvc double glazed window, tiled flooring and a radiator. A further door leads to the hallway.

Hallway

A wide and inviting hallway which has a front facing original solid wood door, Karndean flooring, two radiators, a staircase rising to the first floor, a front facing single glazed window, useful under stairs storage and doors to all rooms on the ground level.

Downstairs WC

A useful addition to the home having a low flush wc and vanity wash basin. With a side facing upvc double glazed window, Karndean flooring and a chrome radiator.

Bay Fronted Lounge

A bright and spacious lounge which has a front facing upvc double glazed bay window, a radiator, Karndean flooring and a feature fireplace with gas fire.

Open Plan Dining Kitchen

A stunning open plan room which has a dining/living space and a kitchen area. To the dining area there is a rear facing upvc double glazed bay unit with french doors and windows, a radiator and feature fireplace with a log burner. With ample space for a sofa and dining table/chairs. To the

kitchen area there are bespoke modern fitted wall and base units with South African granite worktops incorporating an inset stainless steel sink and drainer unit and a five burner gas hob with extractor above. There are integrated appliances including a Neff electric oven, a Neff fridge freezer, dishwasher and washing machine. With rear and side facing upvc double glazed windows, a rear facing upvc door to the outside and Karndean flooring.

First Floor Landing Area

A staircase with front facing velux window ascends from the hallway and leads to the first floor landing area, which has a wooden bannister rail and doors lead 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 an original style fireplace.

Bedroom Two

The second bedroom is another double sized bedroom which has a rear facing upvc double glazed bay window and a radiator.

Bedroom Three

A good sized single room which has a rear facing upvc double glazed window and a radiator.

Bathroom

Having a modern styled suite comprising of a tiled bath with shower over, a vanity wash basin and a low flush wc. With tiled flooring, two side facing upvc double glazed windows and a chrome radiator.

Outside

To the front of the property there is a paved double driveway providing off road parking for two cars and this leads directly to the side garage. To the rear there is a pleasant patio area and steps rise to the private and well maintained lawned garden.

Side Garage

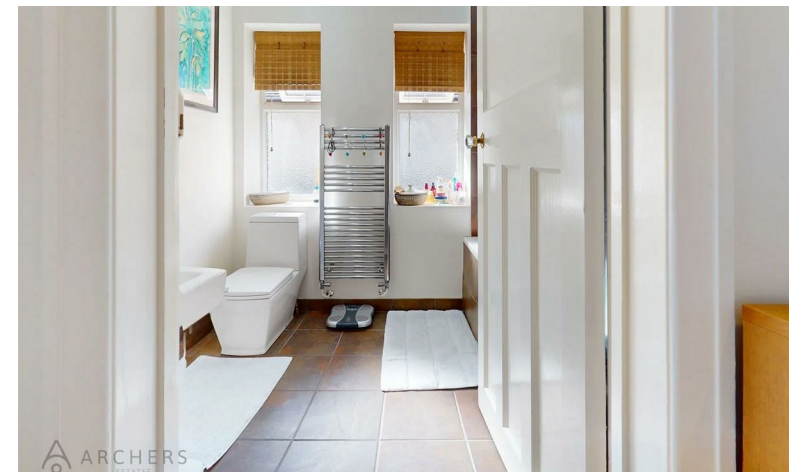
Having wooden doors to the front, the side garage is wooden built with power and lighting and leads immediately to the rear of the property.

Detached Garage

A sizeable detached garage which has power and lighting and is perfect for storage. Steps rise to the attached workshop.

Workshop

Ideal for motorbike enthusiasts, the workshop could also be converted into a home office easily if required. Having power, lighting and a rear window.



Ground Floor

Approx. 57.2 sq. metres (615.8 sq. feet)
(excluding Covered Car Port)



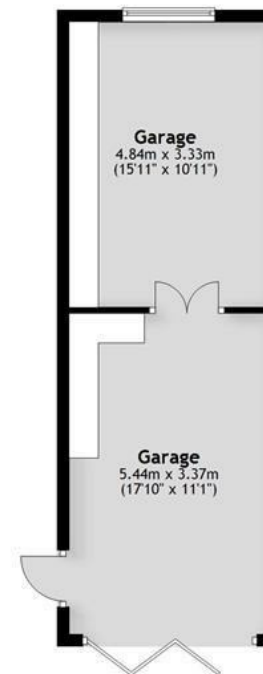
First Floor

Approx. 52.5 sq. metres (564.9 sq. feet)



Outbuilding

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 144.5 sq. metres (1555.2 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	