

120 Cross Lane, Crookes, Sheffield, S10 1WP
£285,000

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Council Tax Band: A

A spacious and well presented three/four bedroom, two bathroom end terraced home which is located on this popular road in Crookes and enjoys two patios/seating areas to the rear! Ideal for first time buyers, the property has accommodation over three levels and is situated within close proximity to a wealth of shops, cafes and local amenities, enjoys easy access to the universities, hospitals and the city centre thanks to regular transport links nearby and is within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; rear entrance porch, dining kitchen with cellar access, inner hall and lounge. To the first floor there is a landing area, master bedroom, office/utility room and a modern bathroom. To the second floor there is a landing area, two spacious bedrooms and a shower room. Outside, a shared passage gives access to the larger than average garden space which includes a hardstanding area and a further patio/seating area. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your viewing today! Freehold tenure, council tax band A.

Entrance Porch

Access to the property is gained through a side facing upvc entrance door which leads directly into the porch. Having upvc double glazed windows, a further wooden entrance door leads into the kitchen.

Dining Kitchen

A bright and airy dining kitchen which has fitted wall and base units and a laminate worktop which incorporates a stainless steel sink and drainer and gas hob with extractor above. There is an integrated electric oven and space for appliances including a fridge freezer and washing machine. With laminate flooring, a radiator, a rear facing upvc double glazed window and a door leading to the cellar head. A further door leads to the inner hall.

Cellar Head

Steps descend to the cellar which is ideal for storage.

Inner Hall

Having a staircase rising to the first floor accommodation and doors connecting the dining kitchen and lounge.

Lounge

A bright and spacious lounge which has two front facing upvc double glazed windows bringing much light into the room and a radiator.

First Floor Landing Area

A staircase ascends from the inner hall and leads to the first floor landing area, which has doors leading to all rooms on this level and a further staircase rises to the second floor accommodation.

Master Bedroom

A good sized master bedroom which has a front facing upvc double glazed window, fitted wardrobes and a radiator.

Office/Occasional Room

A versatile room which is ideal as an office, but could also be used as a utility room if required. Having 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 under floor heating, a chrome radiator and a rear facing upvc double glazed window.

Second Floor Landing Area

A staircase ascends from the first floor landing and leads to the second floor landing area, which has doors leading to all rooms on this level.

Bedroom Two

A double sized room which has a front facing velux window, radiator and fitted wardrobes.

Bedroom Three

The third bedroom is a larger than average single sized room which has a rear facing upvc double glazed dormer window, radiator and useful storage area.

Shower Room

Another great addition to the property, having a walk in shower and rear facing upvc double glazed window.

Outside

To the front of the property there is a small pebbled area. A shared passage gives access to the rear where there is a larger than average outside space with two patio areas; a hardstanding area with surrounding wall/trees and a further enclosed garden space is accessed behind this creating a fantastic enclosed seating area.



Cellar
Approx. 16.2 sq. metres (173.9 sq. feet)



Ground Floor
Approx. 30.5 sq. metres (328.0 sq. feet)



First Floor
Approx. 28.9 sq. metres (311.4 sq. feet)



Second Floor
Approx. 24.3 sq. metres (261.1 sq. feet)



Total area: approx. 99.8 sq. metres (1074.5 sq. feet)

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

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