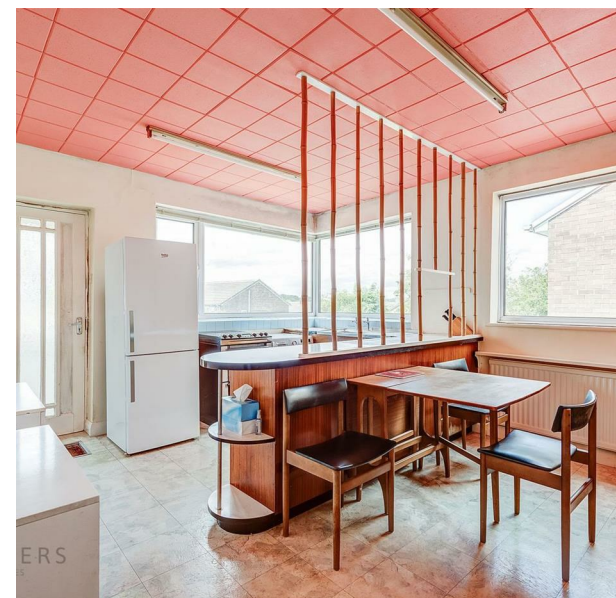


1 Barnfield Avenue, Crosspool, Sheffield, S10 5TA
£360,000

ARCHERS
ESTATES



1 Barnfield Avenue, Crosspool, Sheffield, S10 5TA

£360,000

Council Tax Band: D

A bright and spacious three bedroom detached bungalow which occupies an enviable corner position within this popular spot in Crosspool! Perfect for families, the property requires some modernisation and gives the purchaser the opportunity to alter to one's own tastes. Boasting spacious rooms throughout, the property also has gardens to three sides, a garage with access to two storage rooms beneath the building and far reaching views. Situated within close proximity to a wealth of shops, cafes and amenities the property is also well served by regular bus routes nearby giving easy access to the universities, hospitals and open countryside. It is also within the catchment area of the highly sought after Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, lounge, dining kitchen, rear porch, three spacious bedrooms and a shower room. Outside there are lawned gardens with paths to three sides and a driveway to the front leads to the garage, which offers a good amount of storage and has access to the two storage rooms located beneath the property. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Freehold tenure, council tax band D.

Entrance Hallway

Access to the property is gained through a front facing upvc door which leads to the wide and inviting entrance hallway. Having a radiator and doors to all rooms in the property.

Lounge

A larger than average lounge which is bursting with natural light thanks to front and side facing upvc double glazed windows. There are two radiators and a brick built fireplace with an electric fire.

Dining Kitchen

Another bright and spacious room, the dining kitchen has fitted wall and base units with a formica worksurface incorporating a stainless steel sink and drainer unit. There is a useful breakfast bar area, space for appliances including a cooker, washing machine and fridge freezer, ample space for a dining table and chairs, two radiators and two side facing and one rear facing upvc double glazed windows which bring much light into the room. With vinyl flooring and a rear facing wooden door leading to the rear porch.

Rear Porch

Having upvc double glazed windows and a side facing upvc door leading to the outside.

Master Bedroom

A larger than average master bedroom which has a front facing upvc double glazed window, a radiator and two fitted wardrobes.

Bedroom Two

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

Bedroom Three

The third bedroom is large single sized room which has a rear facing upvc double glazed window, a radiator and a loft hatch giving access to the roof space, which is insulated.

Shower Room

Having a suite comprising of a shower enclosure, a pedestal wash basin and a low flush wc. With a chrome towel radiator and a side facing upvc double glazed window.

Outside

The property occupies a corner plot with lawns to the front, side and rear. A path leads from the rear porch and gives access to the rear of the garage. To the front of the garage there is a driveway.

Garage

A sizeable garage which has an up and over door to the front, two side facing single glazed windows and a rear facing pvc door. With power and lighting, the garage offers ample storage space and a side facing door leads to the storage rooms beneath the property.

Storage Rooms

Perfect for use as storage, these rooms could also be converted into a wine cellar if desired. Comprising of two rooms, there is power and lighting throughout.



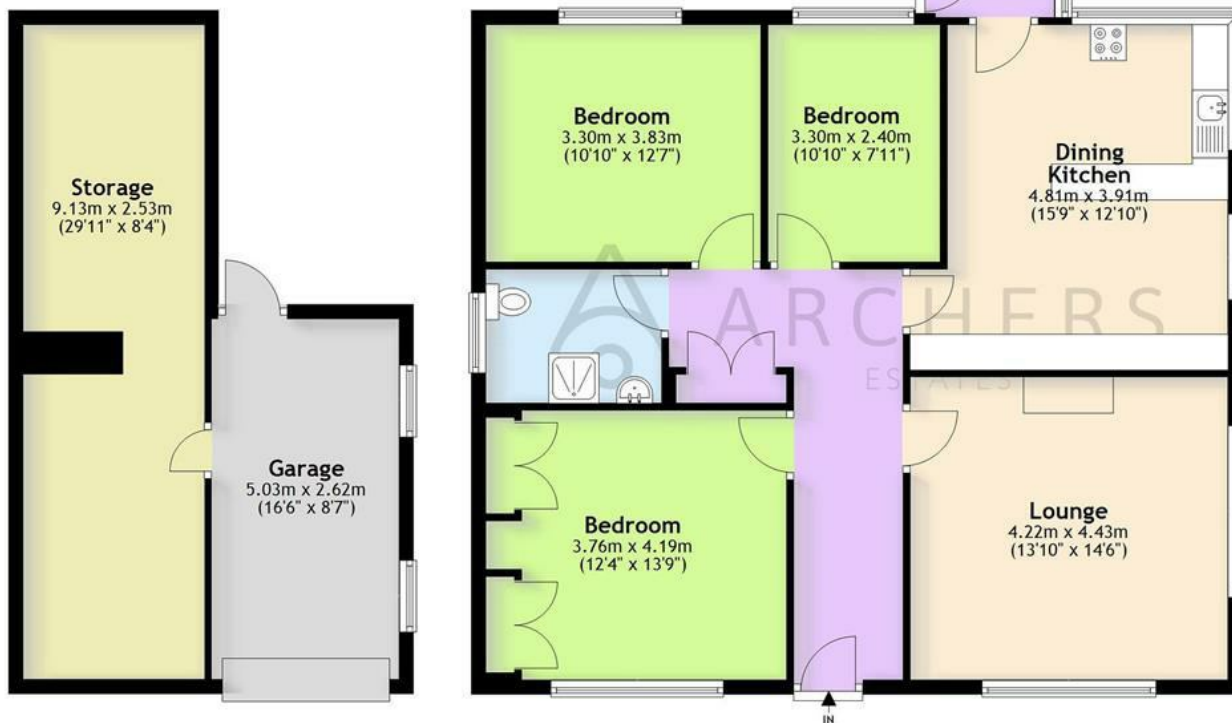
Ground Floor

Approx. 96.0 sq. metres (1032.8 sq. feet)



Lower Ground Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 132.7 sq. metres (1428.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC