

115 Ringstead Crescent, Crosspool, Sheffield, S10 5SJ  
£495,000

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# 115 Ringstead Crescent, Crosspool, Sheffield, S10 5SJ

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Council Tax Band: C

A spacious and well presented four bedroom, two bathroom extended semi-detached home which is located on this popular road in the heart of Crosspool. Perfect for families, the property enjoys spacious rooms, a larger than average south facing garden and off road parking and a garage to name a few highlights. Situated within close proximity to a wealth of shops, cafes and amenities, it is also well served by regular bus routes giving easy access to the universities, hospitals and the city centre. The peak district is also a short distance away. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, bay fronted lounge, dining room, kitchen and a utility room. To the first floor there are four spacious bedrooms, a bathroom and a shower room. Outside, there is a driveway leading to the garage to the front, whilst to the rear there is a spacious south facing garden with a patio and raised lawn. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Council tax C, Leasehold tenure, 800 year lease from 1947, ground rent is £5 per annum.

## Entrance Hallway

Access to the property is gained through a front facing composite door which leads directly into the entrance hallway. Having a staircase rising to the first floor and a radiator, doors lead to the lounge, dining room and kitchen.

## Bay Fronted Lounge

A spacious lounge which has a front facing upvc double glazed bay window, a radiator and a gas fire with feature surround. French doors open to the dining room.

## Dining Room

A bright and airy dining room which has rear facing upvc double glazed sliding patio doors leading to the garden, a radiator and ample space for a dining table and chairs.

## Kitchen

Having modern styled fitted wall and base units with a laminated worksurface incorporating a composite sink and drainer unit and a gas hob with extractor above. There is an integrated electric oven and space for a fridge freezer. With a rear facing upvc double glazed window and a door leads to the utility room.

## Utility Room

A great addition to the home, having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit, space for a washing machine and dryer, a radiator, laminate flooring and a rear facing upvc double glazed window. A rear facing upvc door leads to the rear garden and a further door leads to the garage.

## First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a wooden bannister rail and doors lead to all rooms.

## Master Bedroom

A spacious double sized room which has a front facing upvc double glazed bay window which enjoys far reaching views, two fitted wardrobes, a radiator and laminate flooring.

## Bedroom Two

Another double sized bedroom which has a rear facing upvc double glazed windows, two fitted wardrobes, laminate flooring and a radiator.

## Bedroom Three

The third bedroom takes advantage of the extension and is longer than average. Having a radiator and two front facing upvc double glazed windows bringing much light into the room and enjoying far reaching views

## Bedroom Four

A single sized room which is perfect for use as an office. Having a rear facing upvc double glazed window and a radiator.

## Family Bathroom

Having a four piece suite comprising of a shower enclosure, a panelled bath, a pedestal wash basin and a low flush wc. With a radiator, vinyl flooring, a rear facing upvc double glazed window. A loft hatch gains access to the roof space which is accessed via a ladder and is fully boarded, ideal for storage, and includes a velux window.

## Shower Room

A modern styled shower room having a shower enclosure, pedestal wash basin and a low flush wc. With a chrome towel radiator, laminate flooring and an extractor fan.

## Garage

Accessed via a roller door to the front, there is power and lighting and the garage offers additional storage space. A rear door leads to the utility room.

## Outside

To the front of the property there is a driveway and small garden area. To the rear there is a spacious garden with a patio area and steps rising to the raised lawn which has shrubs, borders and hedges surrounding for additional privacy. The garden enjoys a sunny, south facing outlook which is perfect for al-fresco dining and there is a shed included.







### Ground Floor

Approx. 58.2 sq. metres (626.2 sq. feet)



### First Floor

Approx. 59.5 sq. metres (640.9 sq. feet)



Total area: approx. 117.7 sq. metres (1267.1 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>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 67      | 78                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |