



Melfort Glen Crosspool Sheffield S10 5SU  
Guide Price £600,000

# Melfort Glen

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GUIDE PRICE £600,000-£625,000 \*\* FREEHOLD \*\* This deceptively spacious, detached family home offers versatile accommodation and exciting potential to update the property to your own personal taste. Occupying an enviable position at the head of a quiet cul-de-sac within the sought after suburb of Crosspool, the property benefits from generous room sizes, two bathrooms, a low maintenance garden, and a spacious double garage which could be converted into an annexe or further accommodation.

On the ground floor the accommodation comprises a welcoming entrance hall which has useful storage and leads to a downstairs WC/cloakroom, a 23ft lounge which has a gas feature fireplace and opens to a dining area, a conservatory with doors to the garden, a kitchen breakfast room that has Oak cupboard doors along with Corian worktops and integrated appliances, a separate utility room, and a second lounge/snug.

The first floor enjoys a spacious galleried landing area, a large master bedroom with dual aspect windows, fitted wardrobes and an ensuite shower room; There is a second double bedroom to the rear aspect which also has fitted wardrobes, a third double bedroom that has fitted wardrobes and dual aspect windows that enjoys views towards Bradfield, and a large family bathroom that comprises a sunken bath, shower enclosure, WC and wash hand basin.

The double garage offers further accommodation which is currently set up as a gym but could be used for a variety of purposes. There is potential for the garage to be easily converted, and has further storage above and behind.

- SOUGHT AFTER LOCATION
- QUIET CUL-DE-SAC POSITION
- DETACHED FAMILY HOME
- VERSATILE ACCOMMODATION
- CURRENTLY THREE BEDROOMS
- TWO BATH/SOWER ROOMS
- POTENTIAL TO UPDATE
- DETACHED DOUBLE GARAGE
- WELL MAINTAINED
- EXCELLENT SCHOOL CATCHMENT





**OUTSIDE**

The is an artificial grass lawn to the front along with a block paved driveway allowing off road parking for several vehicles. To the rear of the property is an enclosed private garden which features a small lawn area, decked patio, two paved patios, and planted beds.

**LOCATION**

The property is located towards the South West of Sheffield City centre which is easily accessible via regular bus routes. Crosspool has a comprehensive range of shopping facilities which include a Spar supermarket, butchers, greengrocers, newsagents, and some fantastic restaurants. There are excellent local schools found nearby and the beautiful open spaces of the Peak District are just a short drive away.

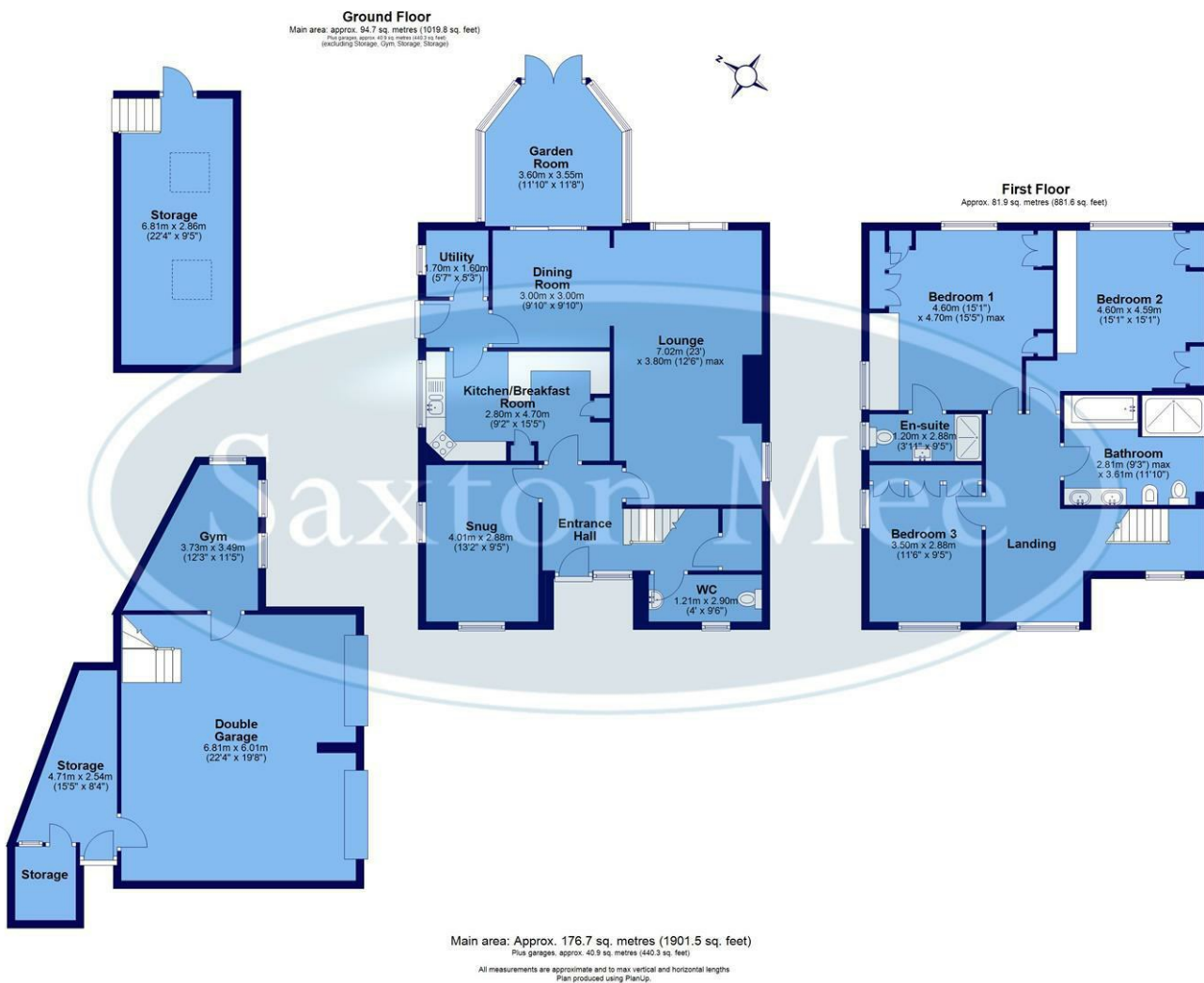
**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band F.

**VALUER**

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-91) <b>A</b>				(81-91) <b>A</b>			
(81-91) <b>B</b>				(61-81) <b>B</b>			
(69-80) <b>C</b>				(55-60) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(1-20) <b>G</b>				(1-10) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	80	<b>England &amp; Wales</b>	EU Directive 2002/91/EC		