



588 Manchester Road, Crosspool, Sheffield, S10 5PT



# 588 Manchester Road

## Crosspool

Guide Price

# £650,000

GUIDE PRICE: £650,000-£670,000

Situated on this popular road, in a very sought after location, a substantially extended freehold four bedroom detached family residence with large integral tandem double garage to the rear and spectacular views over the Rivelin Valley and over to High Bradfield.

The property has been tastefully improved over the years by the current owners and is in an excellent catchment area for schools and other amenities including shops, regular bus route, catchment area for Lydgate and Tapton Schools. Easy access of universities, hospitals and the open countryside.

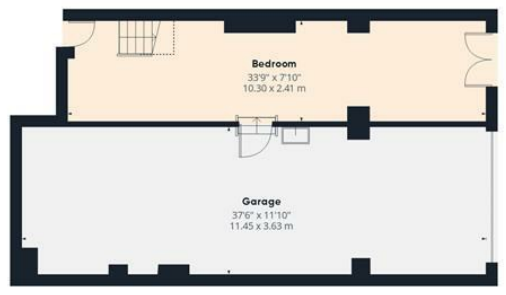
Reception hall, cloakroom, utility area and study, sitting room with bay window and feature fireplace, dining room with French windows leading to balcony, superb vaulted kitchen with extensive range of units and quartz work surfaces. First Floor: three good bedrooms and family bathroom. Lower Ground Floor: large bedroom four with patio doors and very large tandem double garage with electric door. Outside: front landscaped area, block paved driveway and security gates giving access to the rear to further block paved parking area. Attractive landscaped easily maintainable garden area.



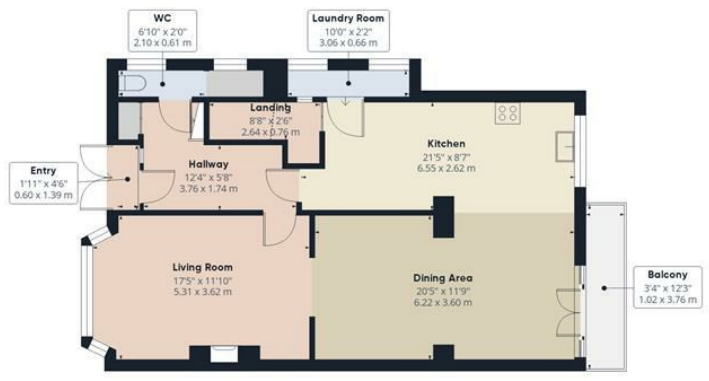
- Substantially Extended Four Bedroom Detached Family Home
- Catchment Area for Kind Edwards, Notre Dame, Lydgate and Tapton Schools
- Very Spacious Extended Open Plan Living Kitchen Area
- Stunning Views to the Rear Overlooking Rivelin Valley and up to High Bradfield
- Freehold
- Extensive Lower Ground Floor with Large Bedroom and Patio Doors
- Very Large Integral Double Garage with Potential to Extend Accommodation Into
- Excellent Off Road Parking and Attractively Landscaped to Rear
- Easy Access to University and Hospitals
- Viewing highly recommended to fully appreciate the views and space







Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 2015 ft<sup>2</sup>  
 187.2 m<sup>2</sup>

**Balconies and terraces**  
 42 ft<sup>2</sup>  
 3.9 m<sup>2</sup>

**Reduced headroom**  
 19 ft<sup>2</sup>  
 1.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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