

119 Sandygate Road, Crosspool, Sheffield, S10 5RX
£400,000

ARCHERS
ESTATES



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Council Tax Band: C

A stylish and spacious three bedroom semi-detached home which is located on this popular road in Crosspool! Perfect for families, the property has been well maintained and upgraded by the current vendors with highlights including a log burner to the lounge, an open plan kitchen/dining room and a stunning landscaped garden with a detached outbuilding perfect for use as a bar or office! Located close to shops, cafes and amenities, the property is well served by regular bus routes giving easy access to the universities, hospitals and the city centre and is also within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance porch, hallway, bay fronted lounge, open plan kitchen/dining room with modern units and a breakfast bar area, plus a garage with utility space to the rear. To the first floor there is a landing area, three bedrooms and a modern styled bathroom. Outside, there is a driveway to the front with EV Charger, whilst to the rear there is a landscaped garden with raised decking area, lawn and detached garden room. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers to book your visit today! Freehold tenure, council tax band C.

Entrance Porch

Access to the property is gained through a side facing upvc door which leads to the entrance porch. A further door gives access to the hallway.

Hallway

A bright and welcoming hallway which has a staircase rising to the first floor accommodation, solid wood flooring and a radiator. Doors lead to the lounge and open plan kitchen/dining room.

Bay Fronted Lounge

A stylish and well presented lounge which has a front facing upvc double glazed bay window, solid wood flooring, a radiator and a featureful log burner to the chimney breast.

Open Plan Dining Kitchen

A stunning living space which comprises of a dining and kitchen area perfect for entertaining. To the dining area there is ample space for a table and chairs, vinyl flooring, a radiator and upvc french doors leading to the outside. To the kitchen area there are modern styled fitted wall and base units with a quartz work surface incorporating an inset ceramic sink and drainer unit and five burner gas hob with extractor above. With a solid oak breakfast bar and seating space, integrated appliances including a Neff double electric oven/grill unit, microwave, fridge freezer and a dishwasher, there is also a rear facing upvc double glazed window and a door leads to the garage.

Garage/Utility Area

A spacious garage which has a utility area to the rear with space and plumbing for a washing machine. To the front there is a newly fitted electric roller door plus a rear facing window and door leading to the outside. Offering ample storage space.

First Floor Landing Area

A staircase ascends from the hallway and leads to the first floor landing area, which has a wooden bannister rail and side facing upvc double glazed window. Doors lead to all rooms on this level and a loft hatch gives access to the roof space which is partially boarded.

Master Bedroom

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

Bedroom Two

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

Bedroom Three

The third bedroom is a single sized room currently used as an office/utility room. There is a rear facing upvc double glazed window, fitted wardrobes/units and a radiator.

Bathroom

Having a suite comprising of a corner bath with shower over, a vanity wash basin and low flush wc. With tiling to the floor and walls, a radiator and front facing upvc double glazed window.

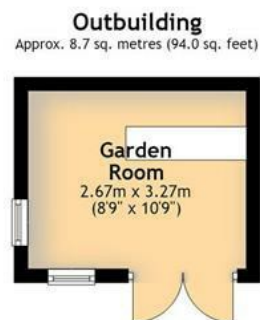
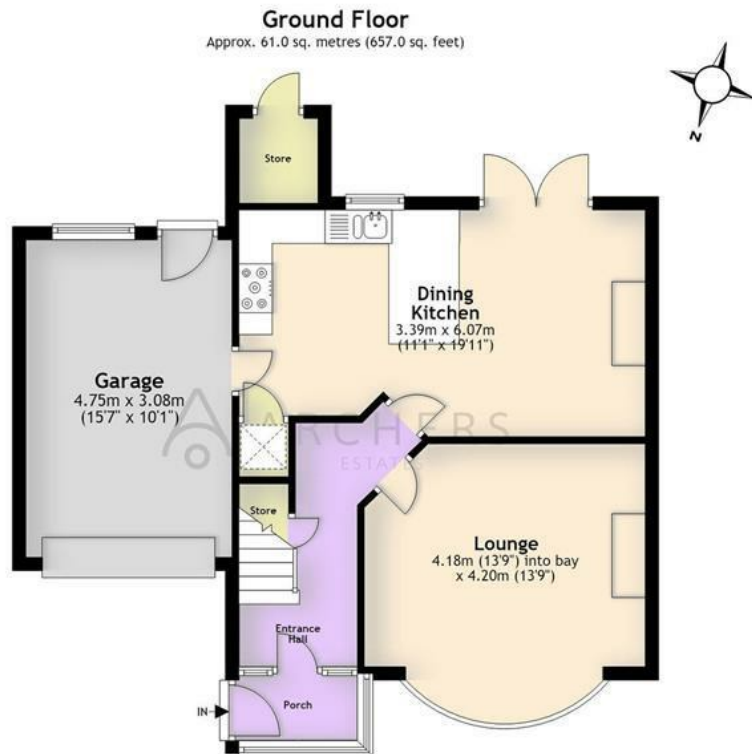
Outside

To the front of the property there is a driveway leading to the garage and a small garden area with hedging surrounding. To the rear there is a beautifully landscaped garden which has a raised decking area off the dining room, perfect for al-fresco dining, and steps descend to the garden area which has a spacious lawn with decorative borders and hedging for additional privacy. To the bottom of the garden there is immediate access to the detached wooden garden room.

Garden Room

A superb addition to the property, this detached wooden garden room has power and lighting, a purpose built bar area and offer space to relax or could even be used as an office or gym if required!





Total area: approx. 111.3 sq. metres (1197.8 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.

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41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
01142 683833
info@archersestates.co.uk
www.archersestates.co.uk

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	69	82
EU Directive 2002/91/EC		