







65 Cairns Road

Crosspool • Sheffield • S10 5NA

Asking Price £600,000

Dating back to around 1910, this attractive stone-fronted Edwardian family home occupies a generous position on a sought-after, tree-lined road in Crosspool, S10. Offering spacious and highly flexible accommodation arranged over three floors, the property retains a wealth of attractive period features while providing excellent space for modern family living. Particularly well suited to family life, the property offers three genuine double bedrooms, generous living accommodation, a versatile dining kitchen, extensive driveway parking, a substantial detached two-storey garage and a beautifully established south-facing rear garden. A welcoming front entrance opens into the inner hallway, with the staircase immediately highlighting some of the property's attractive period character, including original moulded panelling which continues onto the first-floor landing. The hallway provides access to a useful ground-floor WC, cloakroom storage and the property's generous three-part cellar. The cellar is arranged into three separate areas and benefits from power outlets, providing excellent additional storage and potential for a variety of uses, subject to requirements. The light and airy dining kitchen enjoys views and access towards the rear garden. The kitchen is fitted with a generous range of storage units and work surfaces, complemented by side and rear windows which flood the room with natural light. Features include a Belfast sink, integrated Bosch double oven and gas hob, together with a useful breakfast bar. The kitchen flows through to the dining area, with the current layout offering considerable potential to create one impressive open-plan dining kitchen if desired. Sliding patio doors open directly onto the stone terrace and beautifully established rear garden. Internal wooden-framed French doors lead through to a particularly spacious and flexible open-plan family living area. The room benefits from two period-style feature fireplaces with stone hearths, an original stained-glass bay window overlooking the front of the property and useful shelving within the alcoves. This versatile space provides ample room for both formal and informal family living, whilst retaining a wealth of the character and charm associated with this attractive Edwardian home. The first-floor landing retains original moulded panelling and provides access to two generously proportioned double bedrooms and the family bathroom. The principal front-facing bedroom benefits from fitted wardrobes, original stained-glass windows and an en-suite shower room. To the rear is a further good-sized double bedroom, featuring built-in storage and a fitted desk, together with a neutral carpet and pleasant views over the garden. The family bathroom is approached via a useful dressing/storage area with extensive floor-to-ceiling fitted cupboards. Beyond is a traditional white bathroom suite with separate corner shower, tiled walls and chrome heated towel rail. Stairs rise from the first-floor landing to a good-sized dual-aspect double bedroom occupying the top floor. The room benefits from generous built-in storage cleverly utilising the eaves space, together with a useful wash hand basin and rear window overlooking the leafy surroundings. The dual-aspect windows provide excellent natural light, while the versatile layout makes this an ideal principal bedroom, guest suite, teenager's room or home-working space. The property is approached via a raised front garden with mature planting, creating a good degree of privacy from the road. An extensive driveway provides parking for multiple vehicles and leads to a substantial 2 storey detached garage. To the rear of the property is an attractive stone terrace, opening onto the generous south-facing garden. A winding path leads from the terrace through an established garden featuring mature trees, colourful planting and a variety of areas to sit, relax and enjoy the outdoor space. The garden includes a greenhouse and summer house, while the far end takes on the character of a traditional cottage garden, with raised beds, a productive vegetable patch and a further garden shed. A rear gate provides access onto a private lane and onwards towards the school playing fields, creating an open and leafy backdrop to the rear of the property. Cairns Road is a popular, tree-lined residential road situated in the heart of Crosspool, S10. The property is just a stone's throw from the centre of Crosspool, where a range of local shops, cafés, amenities and everyday services can be found. The area is particularly popular with families, benefiting from excellent local school catchment, good public transport connections and easy access to a wealth of green spaces. The surrounding countryside and recreational areas are within easy reach, while Sheffield city centre is also readily accessible.





- Period Semi Detached Family Home
- Popular Treelined Road in S10
- 3 Generous Double Bedrooms
- Dating Back to 1910 with Period Features
- Spacious Flexible Accommodation

- Excellent School Catchment & Local Amenities
- Stunning, Established South Facing Rear Garden
- Extensive Driveway & Detached Garage
- Lease 800 years from 1910 £7pa - absent landlord
- Council Tax Band E, EPC Rating TBC



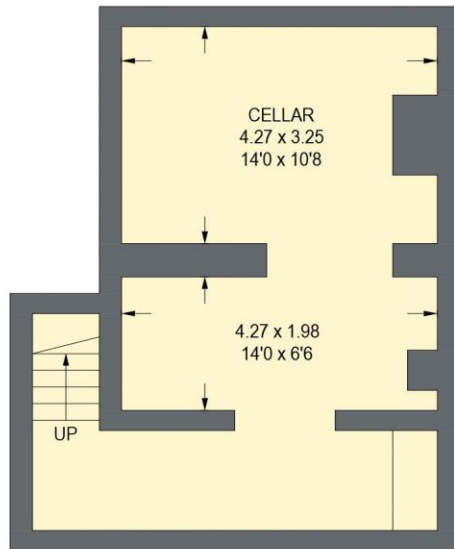


65 CAIRNS ROAD

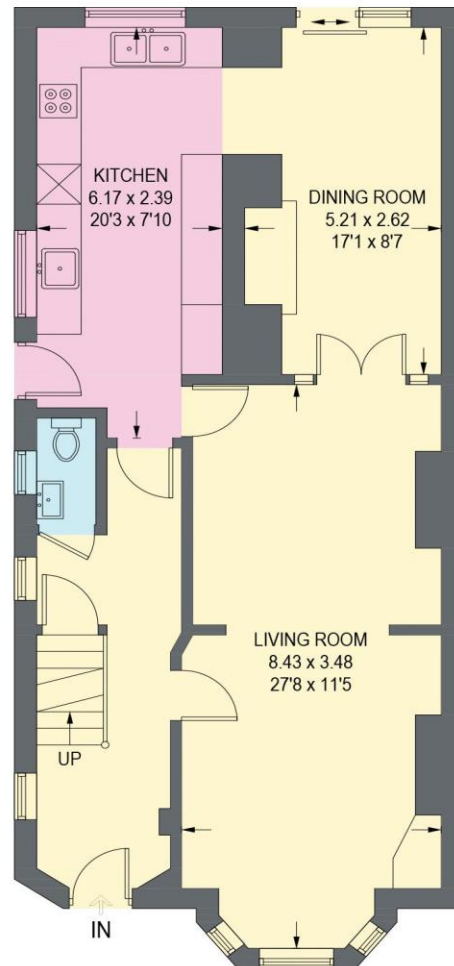
APPROXIMATE GROSS INTERNAL AREA = 183 SQ M / 1969 SQ FT

GARAGE = 20.9 SQ M / 225 SQ FT

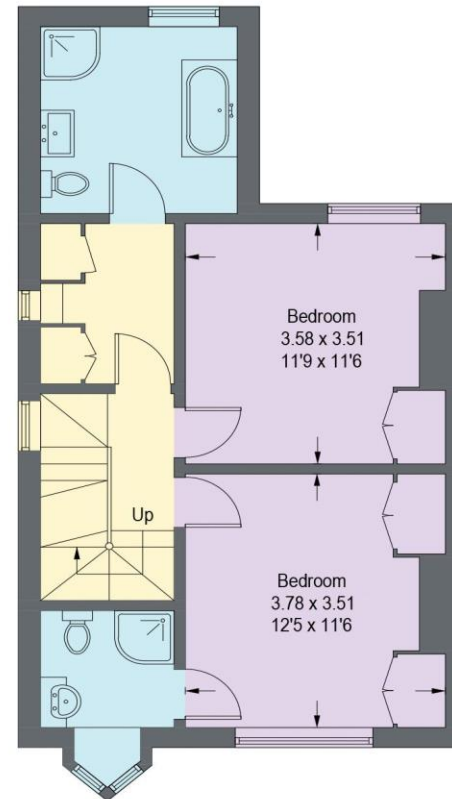
TOTAL = 203.9 SQ M / 2194 SQ FT (INCLUDING CELLAR & EXCLUDING EAVES)



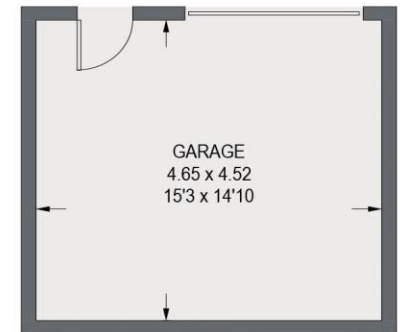
CELLAR
36.0 SQ M / 387 SQ FT



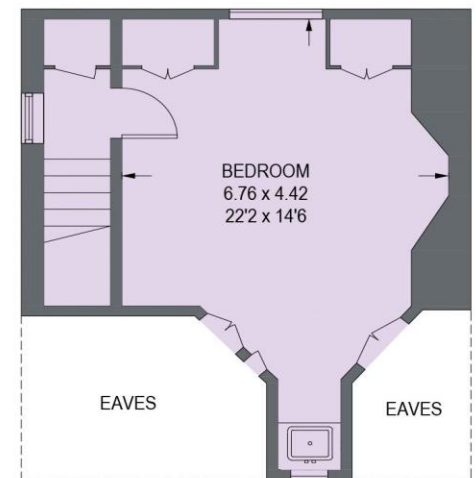
GROUND FLOOR
72.3 SQ M / 778 SQ FT



FIRST FLOOR
49.6 SQ M / 534 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



SECOND FLOOR
25.1 SQ M / 270 SQ FT

Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMRP2025)



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