

26 Barnfield Avenue, Crosspool, Sheffield, S10 5TA
£450,000

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Council Tax Band: D

A bright, spacious and well presented three bedroom detached home which has been lovingly maintained throughout and commands stunning views to the rear. Ideal for families, the property is located on a quiet road in Crosspool and is situated within close proximity to shops, cafes and amenities. It is within the catchment area of Lydgate and Tapton schools and is well served by regular bus routes giving easy access to the universities, hospitals, the city centre and open countryside. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, lounge, dining room, kitchen with modern fittings, a breakfast room, utility room and useful storage space where the garage was previously located. To the first floor there is a landing area, three spacious bedrooms, a bathroom and a separate wc. Outside, there is a driveway and low maintenance garden to the front whilst to the rear there is a landscaped space with two patios and a lawn. Available to the market with NO CHAIN INVOLVED - a viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your viewing today! Freehold tenure, council tax band D.

Entrance Hallway

A front facing upvc door leads to the entrance hallway, which is a wide and inviting room having a radiator, staircase rising to the first floor, useful under stairs storage cupboard and a cloaks cupboard.

Lounge

A bright and spacious lounge which has a front facing upvc double glazed window, radiator, gas fire and sliding doors connecting the dining room.

Dining Room

Another bright and spacious reception room, the dining area has a rear facing upvc double glazed window offering far reaching views, a radiator and ample space for a table and chairs. A door leads to the kitchen.

Kitchen

A stylish David Martin kitchen which has bespoke fitted wall and base units and a granite worksurface incorporating an inset stainless steel sink and drainer unit and gas hob with extractor above. There are integrated appliances including a Neff electric oven and microwave unit plus a dishwasher. With a rear facing upvc double glazed window, wood flooring, a radiator and useful pantry cupboard. Steps descend to the lower garden room area.

Breakfast Room

Located off the kitchen creating an open plan room, the breakfast room is a versatile space which is currently used as a dining area. Having rear facing sliding patio doors leading to the garden, continued wood flooring and a radiator. A door leads to the utility room.

Utility Room

A fantastic addition to the property, having space for a washing machine and tumble dryer with a laminated worksurface. A door leads to the storage room.

Storage Room

A room which used to be the garage and is now a useful storage area. Having a roller door to the front, power and lighting, its ideal for storage.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a side facing upvc double glazed window and a wooden bannister rail. Doors lead to all rooms on this level.

Master Bedroom

A bright and spacious double sized room which has a front facing upvc double glazed window, radiator and fitted wardrobes.

Bedroom Two

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

Bedroom Three

A larger than average single sized room which has a front facing upvc double glazed window and a radiator.

Bathroom

Having a modern suite comprising of a panelled p-shaped bath with shower over and a pedestal wash basin. With a radiator, rear facing upvc double glazed window, vinyl flooring and a cupboard housing the Vaillant combi boiler.

Separate WC

Having a low flush wc and a side facing upvc double glazed window.

Outside

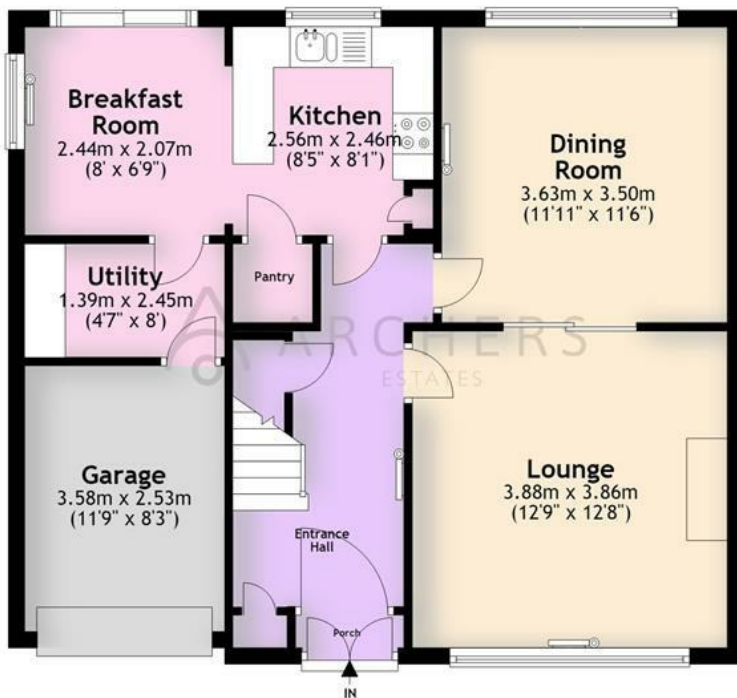
To the front of the property there is a block paved driveway and a pebbled garden area. To the rear there is a beautifully landscaped garden with a patio, lawn and steps descend to a further patio area. With stunning far reaching views, the garden has an array of plants, borders, shrubs and is surrounded by fencing for additional privacy.





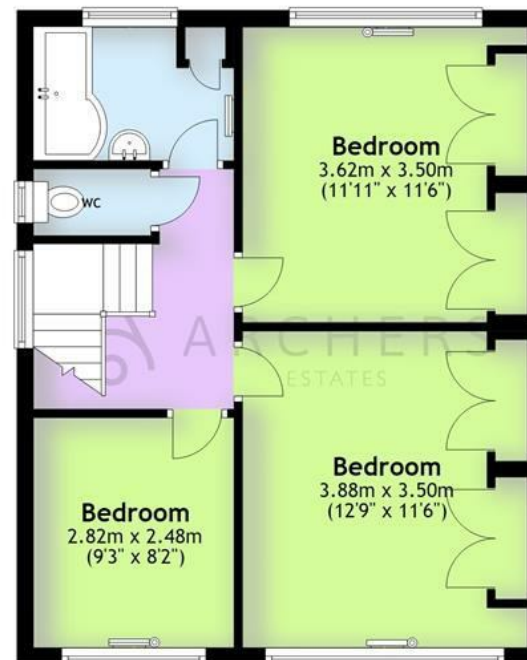
Ground Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 111.2 sq. metres (1196.4 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) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC