

## 336 Manchester Road, Crosspool, Sheffield S10 5DQ



A larger than average and well maintained three double bedroom stone fronted semi detached home, which is located on this popular road in Crosspool enjoying far reaching views to the front! Perfect for families with space in mind, this is an exciting opportunity to acquire a property of this kind. Situated close to a wealth of shops and amenities in Crosspool, there are regular transport links on the doorstep giving easy access to the Universities and Hospitals and the property is within the catchment area of Lydgate and Tapton schools. Highlights include double sized bedrooms, an opportunity to convert the attic into two large bedrooms, a pretty courtyard garden and off road parking with a storage room. In brief, the property comprises; Side entrance hallway with cellar access, bay fronted lounge, dining room and offshot kitchen. To the first floor there is a spacious landing area, two double bedrooms, a stylish bathroom and separate wc. To the second floor there is a good sized attic bedroom with storage. Outside, there is a small garden and driveway to the front leading to an external storage room, whilst to the rear there is a private courtyard garden with an array of shrubs, fruit trees and a pond. The property is available to the market with NO CHAIN INVOLVED, call Archers Estates to view today!

- **STONE FRONTED SEMI DETACHED**
  - OFF ROAD PARKING
- **LYDGATE/TAPTON CATCHMENT**

- **THREE DOUBLE BEDROOMS**
  - COURTYARD GARDEN
  - NO CHAIN INVOLVED

- **LARGE ATTIC BEDROOM**
  - FAR REACHING VIEWS
  - IDEAL FOR FAMILIES

**£285,000**

## **GROUND FLOOR ACCOMMODATION**

### **SIDE ENTRANCE HALLWAY**

Access to the property is gained through a side facing pvc entrance door, which leads to the wide and inviting entrance hallway. Having a radiator, laminate flooring, staircase rising to the first floor, an internal window giving light to the dining room and a door leading to the cellar head.

### **CELLAR HEAD**

Having a staircase descending to the cellars, where the meters are housed and there are excellent storage options.

### **BAY FRONTED LOUNGE**

A bright and spacious room which has a front facing upvc double glazed bay window, a radiator, stylish cast iron fireplace with tiled backing and hearth and a wooden surround.

### **DINING ROOM**

Another good sized reception room which has a rear facing upvc double glazed window, laminate flooring and a cast iron fireplace with gas fire. A door leads to the Kitchen.

### **OFFSHOT KITCHEN**

A good sized kitchen which has a range of fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit and tiled splashbacks to the walls. With space for appliances including a free standing cooker, fridge freezer, dishwasher and washing machine. With a side facing upvc double glazed window, side facing pvc entrance door, stone flagged flooring and a radiator.

## **FIRST FLOOR ACCOMMODATION**

### **FIRST FLOOR LANDING AREA**

A staircase ascends from the ground floor level leads to the first floor landing area, which is larger than average and has a wooden banister rail, side facing upvc double glazed window and radiator. A staircase rises to the second floor level and doors lead to all rooms on this floor.

### **MASTER BEDROOM**

A sizeable master bedroom which has a front facing upvc double glazed window enjoying far reaching views, a radiator and fitted wardrobes.

### **BEDROOM TWO**

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

### **OFFSHOT BATHROOM**

A large bathroom which has a suite comprising of a shower enclosure, tiled bath and a pedestal wash basin. With tiled walls and flooring, a chrome radiator and rear facing upvc double glazed window.

### **SEPARATE WC**

Having a low flush wc, radiator, tiled flooring and a side facing upvc double glazed window.

## **SECOND FLOOR ACCOMMODATION**

### **ATTIC BEDROOM**

A huge bedroom which is ripe for conversion into two bedrooms or even a master bedroom with en-suite – the possibilities are endless! Having a side facing upvc double glazed window, rear facing velux window, two radiators and a built in storage cupboard with access to the eaves space.

### **OUTSIDE**

To the front of the property there is a small garden with hedge and stone wall in front. A driveway leads to the external wooden storage building which is perfect for additional storage. To the rear, there is a private and well presented courtyard garden with raised patio area, fruit trees, a small pond and a stone wall to the rear.

### **VIEWINGS**

Viewings are strictly by appointment only. In order to book a viewing please contact Archers Estates.



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Total area: approx. 151.2 sq. metres (1627.6 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.

**EPC RATING D**



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