

96 Evelyn Road, Crookes, Sheffield S10 5FG



A stunning, modern styled three bedroom semi detached home which has been well maintained throughout and is located on this popular cul-de-sac in Crookes! Perfect for families, the property enjoys contemporary styling and highlights include a conservatory, converted attic bedroom, a stylish attic conversion and landscaped garden to the rear. The property is situated within the catchment area of the popular Lydgate and Tapton schools, and is within close proximity to shops and amenities in Crookes, Crosspool and Broomhill. With easy access to the Universities and Hospitals thanks to regular transport links close by, this home ticks the boxes for many! In brief, the property comprises; Side entrance hallway, bay fronted lounge, kitchen with modern fittings and a conservatory with access to the garden. To the first floor there is a landing area, two spacious bedrooms and a bathroom. To the second floor there is a spacious attic bedroom with storage. Outside, there is a small garden and off road parking to the front, whilst to the rear there is a landscaped garden with composite decking, a large lawn and surrounding shrubs/borders. Contact Archers to view today!

- SEMI DETACHED HOME
- LANDSCAPED GARDENS
- EASY ACCESS TO UNI/HOSPITALS

- THREE BEDROOMS
- MODERN AND STYLISH DECOR
- LYDGATE/TAPTON CATCHMENT

- CONSERVATORY TO REAR
- CUL-DE-SAC LOCATION
- CLOSE TO SHOPS/AMENITIES

£295,000



GROUND FLOOR ACCOMMODATION

SIDE ENTRANCE HALLWAY

Access to the property is gained through a side facing pvc entrance door which leads to the hallway. Having a staircase rising to the first floor and a door leading to the lounge.

BAY FRONTED LOUNGE

A bright and spacious lounge which has a front facing upvc double glazed half bay window, radiator and wall mounted gas fire. A door leads to the kitchen.

KITCHEN

A smart, modern styled kitchen which has fitted wall and base units finished in white gloss which include a pull out breakfast bar and laminated worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. With integrated appliances including a Neff electric oven and grill unit, washing machine, dryer and fridge freezer. Having a useful pantry store cupboard, laminate flooring, a rear facing upvc double glazed window and rear facing pvc door leading to the conservatory.

CONSERVATORY

A great addition to the property, the conservatory can be used as a dining room or a variety of other purposes too. Having upvc double glazed windows, rear facing French doors leading to the garden area, a radiator, ample space for a seating or dining area and an additional side facing pvc door.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING AREA

A staircase ascends from the entrance hallway and leads to the first floor landing area. Having doors lead to all rooms on this level and a further staircase rising to the second floor.

MASTER BEDROOM

The master bedroom is a spacious double sized room which has a front facing upvc double glazed half bay window, a radiator, useful fitted wardrobes and an additional walk in storage cupboard.

BEDROOM TWO

The second bedroom is another good sized bedroom which has a rear facing upvc double glazed window overlooking the garden and a radiator.

BATHROOM

Having a modern styled suite comprising of a panelled p-shaped bath with shower over, pedestal wash basin and a low flush wc. With vinyl flooring, a chrome towel radiator, partial tiling to the walls and a rear facing upvc double glazed window.

SECOND FLOOR ACCOMMODATION

ATTIC BEDROOM THREE

A great addition to the property, this converted attic bedroom has a staircase rising from the first floor landing, a radiator, ample storage space and is made bright and airy thanks to a rear facing velux window and side facing upvc double glazed window.

OUTSIDE

To the front of the property there is a small low maintenance garden area and a driveway providing space for one car. A secure gated path leads to the rear garden, which is a beautifully landscaped area having a composite decking area, spacious lawn and surrounding shrubs, trees, borders and fencing for additional privacy.

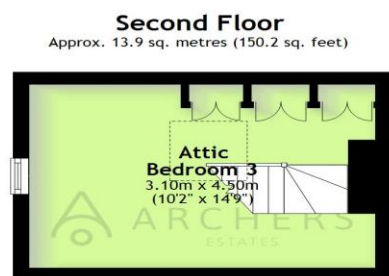
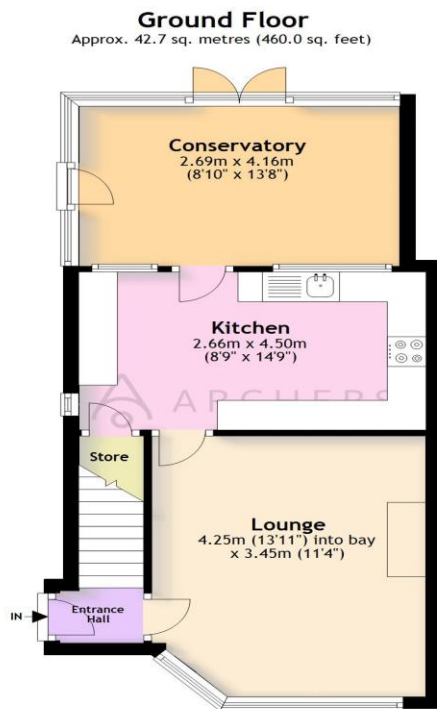
TENURE

We have been informed the property is of Freehold tenure.

VIEWINGS

Viewings are strictly by appointment only. Please contact Archers Estates to make an appointment.





Total area: approx. 86.4 sq. metres (930.4 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.

96 EVELYN ROAD, SHEFFIELD

EPC RATING D



Archers Estate Agents Ltd 41 Sandygate Road, Crosspool, Sheffield S10 5NG
T: 0114 268 3833 E: info@archersestates.co.uk www.archersestates.co.uk

Registered in England No. 5630937

