

469 Manchester Road, Crosspool, Sheffield S10 5DS



A beautiful and recently upgraded four double bedroom, two bathroom Victorian mid terraced home which is located in the heart of Crosspool. Combining modern style with original charm, this stunning home enjoys space in abundance with large rooms throughout and a huge attic bedroom which could easily be converted to create a five bedroom home. With a modern style kitchen and two newly fitted bathroom suites, the property has been recently rewired and has a newly fitted combi boiler, new flooring and décor also and is ready to move into straightaway. Situated metres away from a wealth of shops, cafes and transport links giving easy access to the Universities, Hospitals and City Centre, the property is also within the catchment area of Lydgate and Tapton schools. In brief, the property comprises; Inviting entrance hallway, bay fronted lounge, dining room with cellar access, an offshot kitchen and utility room. To the first floor there are three double bedrooms, an offshot family bathroom and a shower room. To the second floor there is a large attic bedroom enjoying far reaching views and ample storage. Outside, there is a small hardstanding area to the front, whilst to the rear there is a private garden with patio and lawn. With double glazing and gas central heating, the property is available with NO CHAIN INVOLVED!

- LARGE VICTORIAN MID TERRACE
- RECENTLY UPGRADED THROUGHOUT
- LARGE ATTIC BEDROOM

- FOUR DOUBLE BEDROOMS
- OPPORTUNITY FOR CELLAR CONVERSION
- IDEAL FOR FAMILIES

- TWO BATHROOMS
- NO CHAIN INVOLVED
- LYDGATE/TAPTON CATCHMENT

£375,000



GROUND FLOOR ACCOMMODATION

ENTRANCE HALLWAY

Access to the property is gained through a front facing pvc entrance door which leads to the entrance hallway. Wide and inviting, the hallway has stylish tiled flooring, a radiator and opens to the dining room. A door leads to the lounge.

BAY FRONTED LOUNGE

A bright and spacious room which has a front facing upvc double glazed bay window, a radiator and feature marble fireplace with hearth.

DINING ROOM

A large room which could also be used as a lounge if required, having a staircase rising to the first floor, a radiator, rear facing upvc double glazed window and a cast iron decorative fireplace. A door gains access to the storage area where there is also a door giving access to the cellar, which has space in abundance and the opportunity to be converted, subject to the usual approved building regulations.

OFFSHOT KITCHEN

A galley style kitchen which has modern style fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and ceramic hob with extractor above. There is an integrated electric oven, tiled splashbacks to the walls, vinyl flooring and a two side facing upvc double glazed windows. A door leads to the utility room.

UTILITY ROOM

A great addition to the property, having continued vinyl flooring and fitted base units with a laminated worksurface. There is space for a washing machine and tumble dryer, two rear facing upvc double glazed windows and a side facing pvc door leads to the rear garden.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING AREA

A staircase ascends from the dining room and leads to the first floor landing area. There is a further staircase rising to the second floor level and doors lead to all rooms on this level.

BEDROOM TWO

A spacious double bedroom which has a rear facing upvc double glazed window enjoying far reaching views and a radiator.

BEDROOM THREE

Another double bedroom which has a front facing upvc double glazed window and a radiator.

BEDROOM FOUR

The fourth bedroom is a double sized room with a front facing upvc double glazed window and radiator.

OFFSHOT FAMILY BATHROOM

Having a modern suite comprising of a panelled bath with shower over, pedestal wash basin and a low flush wc. With a chrome towel radiator, tiled flooring, partially tiled walls and a side facing double glazed window bringing much light into the room.

SHOWER ROOM

A welcome addition to the property, having a newly fitted double shower enclosure and a chrome towel radiator. There are stylish tiled panels to the walls and a vinyl floor.

SECOND FLOOR ACCOMMODATION

ATTIC MASTER BEDROOM

A staircase ascends from the first floor landing area and leads to the attic master bedroom, which is a larger than average room having front and rear facing veluw windows enjoying far reaching views, two radiators and a useful walk in storage area. The room could easily be converted into two bedrooms or an en-suite could be added if required.

OUTSIDE

To the front of the property there is a low maintenance garden with path leading to the entrance door. To the rear there is a raised patio area with steps leading down to the lawned garden, which has surrounding shrubs/fencing for additional privacy.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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. Plans produced using PlanIt.

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EPC RATING E



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