

15 Tipton Bank, Crosspool, Sheffield S10 5GG



A modern and well presented larger than average three bedroom mid terraced home which is located on this quiet road in the heart of Crosspool. Perfect for first time buyers, landlords or families, the property has been recently modernised including carpets and décor and is situated just off Manchester Road. Enjoying easy access to the Universities, Hospitals and City Centre thanks to regular bus routes metres away, the property is also within the catchment area of Lydgate and Tipton schools and is situated within close proximity to a wealth of shops and amenities in Crosspool. With upvc double glazing and gas central heating throughout, highlights include larger than average bedrooms, an offshot utility room, low maintenance rear garden and superb views from the rear! In brief, the property comprises; lounge, dining kitchen with cellars access and offshot utility room. To the first floor there is a landing area, two spacious bedrooms and a bathroom. To the second floor there is a large attic bedroom. Outside, a shared passage gains access to the rear garden which is a patio and pebbled outside space. Available to the market with NO CHAIN INVOLVED – Call Archers to view!

- MID TERRACED HOME
- NO CHAIN INVOLVED
- EASY ACCESS TO UNI/HOSPITALS

- THREE SPACIOUS BEDROOMS
- MODERN AND TASTEFUL DECOR
- LYDGATE/TIPTON CATCHMENT

- OFFSHOT UTILITY ROOM
- LARGE CELLARS
- SUPERB VIEWS TO REAR

£210,000



GROUND FLOOR ACCOMMODATION

LOUNGE (11'11" X 11'6")

Access to the property is gained through a front facing wooden entrance door and leads to the Lounge, which is a bright, spacious and inviting room having a front facing upvc double glazed window, feature fireplace with gas fire and original surround/tiling. With a radiator, picture rail and coving to the ceiling. A door leads to the Dining Kitchen.

DINING KITCHEN (12'8" X 11'4")

A light, airy and good sized kitchen which has fitted wall and base units with a granite effect laminated work surface incorporating a stainless steel sink and drainer and gas hob. There is an integrated electric oven and space for an under counter fridge. With vinyl flooring, tiled splashbacks to the walls, a radiator, ample space for a dining table and chairs, doors leading to the cellar head and utility room and a staircase rising to the first floor accommodation.

CELLARS

A staircase descends to the lower ground floor level and leads to the Cellars. Having two rooms, the meters are located here and there is ample space for additional storage.

UTILITY ROOM (8'0" X 5'0")

A wonderful addition to the property, having a laminated work surface with space and plumbing for a washing machine and tumble dryer beneath. With a rear facing upvc double glazed window and side facing pvc entrance door.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING AREA

A staircase ascends from the dining kitchen and leads to the first floor landing area, which has a wooden banister rail, further staircase rising to the second floor accommodation and doors to all rooms on this level.

MASTER BEDROOM (11'11" X 11'6")

A spacious, double sized room which has a front facing upvc double glazed window, radiator, fitted wardrobes and a useful under stairs storage cupboard.

BEDROOM TWO (12'8" X 8'6" max)

The second bedroom is larger than average and has a rear facing upvc double glazed window with far reaching views, a radiator and useful storage cupboards.

BATHROOM

Having a modern styled suite comprising of a panelled bath with shower over, pedestal wash basin and low flush wc. With vinyl flooring, a chrome towel radiator, rear facing upvc double glazed window and partially tiled walls.

SECOND FLOOR ACCOMMODATION

ATTIC BEDROOM THREE (18'0" x 11'5")

A bright and spacious attic bedroom which is larger than most and enjoys stunning views through the rear facing velux window. Having a staircase ascending from the first floor landing area with banister rail, radiator and storage area.

OUTSIDE

A shared passageway gains access to the rear of the property, where there is a spacious yet low maintenance garden with patio, tiered pebbled areas and is surrounded by fencing.

VIEWINGS

Viewings are strictly by appointment only. In order to book your viewing please call Archers Estates on 0114 2683833.





Total area: approx. 112.4 sq. metres (1209.5 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.

15 Tapton Bank, Sheffield

EPC RATING E



Archers Estate Agents Ltd 41 Sandygate Road, Crosspool, Sheffield S10 5NG
 T: 0114 268 3833 E: info@archerstates.co.uk www.archerstates.co.uk
 Registered in England No. 5630937

