

Saxton Mee



21 Barholm Road, Crosspool, Sheffield, S10 5RR  
Offers in the region of £425,000

**St Luke's**  
Sheffield's Hospice



## 21 Barholm Road

Crosspool

**Offers in the region of £425,000**

An internal inspection is highly recommended of this beautiful four bedroom, two bathroom semi-detached property which has been effectively extended to provide the ultimate family home. Benefiting from off road parking, a delightful rear garden, uPVC double glazing and gas central heating. Blending the original features with a modern feel the living accommodation comprises: spacious entrance hall. Well presented lounge with large bay window filling the room with natural light, the focal point of the room is the log burner with marble surround. Dining room/second reception room. Superb conservatory. Modern, hi-spec German designed kitchen by Square with an array of units, stunning granite work tops, integrated Bosch appliances including dishwasher, tumble dryer, washing machine, oven, steam oven and microwave and a five ring hob. Downstairs WC.

- FREEHOLD/EXCITING OPPORTUNITY
- VIEWING ESSENTIAL
- STUNNING ACCOMMODATION MEASURING OVER 1,900 SQ FOOT
- EXCELLENT LOCATION
- FOUR BEDROOMS/TWO BATHROOMS



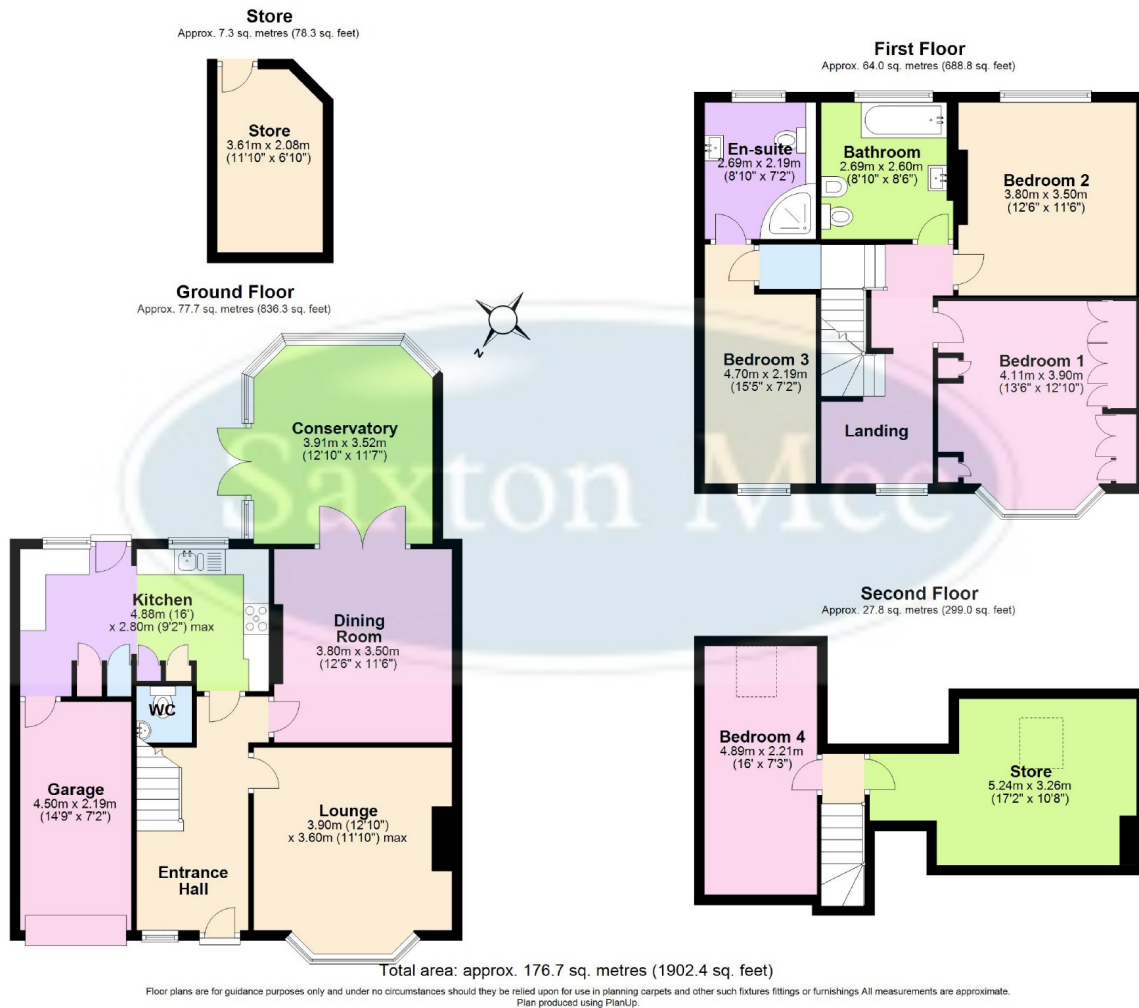




A store cupboard externally accessed under the conservatory. First floor: excellent master bedroom benefiting from fitted wardrobes. Two further bedrooms, one benefiting from a modern en suite including shower cubicle, WC, wash basin with modern Amtico flooring and a family bathroom with full suite including a bath with rainfall shower, WC, bidet and wash basin. Second floor: bedroom four with access into a useful store room.

Outside: to the front is a substantial driveway. Integral garage with up and over door. To the rear is a fully enclosed garden mainly laid to lawn, decking perfect for outside dining and an abundance of plants and shrubs. Located in this highly sought after residential area of Crosspool having excellent local shopping facilities including supermarket, bakery, greengrocer, chemist etc. Close to park, the Hallamshire Golf Club and attractive country walks.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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