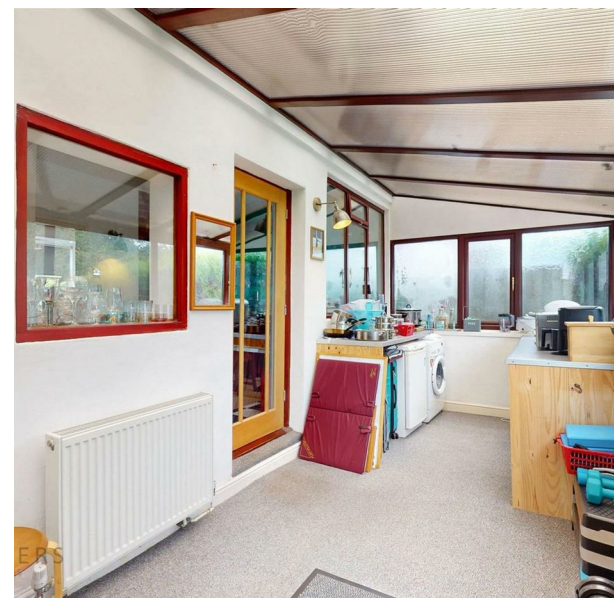


90 Evelyn Road, Crosspool, Sheffield, S10 5FG
£349,950

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£349,950

Council Tax Band: B

A spacious, well presented and larger than average two bedroom plus attic room extended semi-detached home which has useful additions including a detached garage and garden room!

Perfect for first time buyers or families, the property enjoys bright and spacious rooms and is filled with character - including open brick feature walls and a log burner to the lounge! Situated close to shops, cafes and amenities in Crosspool and Crookes, the property is well served by regular bus routes nearby giving easy access to the universities and hospitals, and is within the catchment area of Lydgate and Tipton schools. With double glazing and gas central heating throughout, the property in brief comprises; side entrance hall, lounge, breakfast kitchen and conservatory. To the first floor there is a landing area, two spacious bedrooms and a bathroom. To the second floor there is an occasional room with a Juliet balcony off the window - which also enjoys fine views! Outside, there is a driveway with EV Charger and detached garage to the front, whilst to the rear there is a spacious garden with additional garden room. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Freehold tenure, council tax band B. AVAILABLE TO THE MARKET WITH NO CHAIN INVOLVED!

Side Entrance Hall

A side facing composite entrance door leads into the hall, where there is a radiator and a staircase rising to the first floor. A door leads to the lounge.

Lounge

A bright and spacious room having a front facing upvc double glazed half bay window, an open brick feature wall with log burner built into the chimney breast, a modern styled tall radiator and ample space for furnishings. A door leads to the breakfast kitchen.

Breakfast Kitchen

A shaker style breakfast kitchen which has fitted wooden base units with worksurfaces incorporating a Belfast sink. There is space for a range cooker, space for a dining table and chairs, a modern styled tall radiator and two rear facing windows. With a useful pantry/storage cupboard. A door leads to the conservatory.

Conservatory

A large conservatory which is used as a utility room. Having fitted base units with a laminated worksurface, space for an under counter fridge, freezer, washing machine and dryer. With upvc double glazed windows and front and rear upvc doors leading to the outside.

First Floor Landing Area

A staircase with open brick feature walls ascends from the hallway and leads to the first floor landing area, where there is a solid oak/glass balustrade, a side facing upvc double glazed window, staircase rising to the attic space and doors lead to all rooms on this level.

Master Bedroom

A bright and spacious master bedroom which has solid wood flooring, a radiator and a front facing upvc double glazed half bay window. A door leads to a walk in storage room.

Bedroom Two

The second bedroom is a large single sized room which has a rear facing upvc double glazed window, a radiator and a feature open brick wall.

Bathroom

Having a modern styled suite comprising of a panelled bath with shower over, a pedestal wash basin and low flush wc. With a radiator, rear facing upvc double glazed window and tiling to the walls and floor.

Occasional Attic Room

A staircase rises to the second floor and leads to the

occasional attic room, which is ideal for use as an office and has a wooden bannister rail, solid wood flooring, a radiator and a side facing upvc double glazed window leading to a Juliet balcony.

Outside

To the front of the property there is a small garden area with shrubs and a driveway with electric car charging point leads to the detached garage and entrance doors. To the rear of the property there is a larger than average enclosed garden space with a lawn, pebbled areas and access to the garden room. With surrounding fencing and trees for additional privacy.

Detached Garage

A useful addition to the property, having wooden doors to the front and power/lighting, the garage offers excellent storage options.

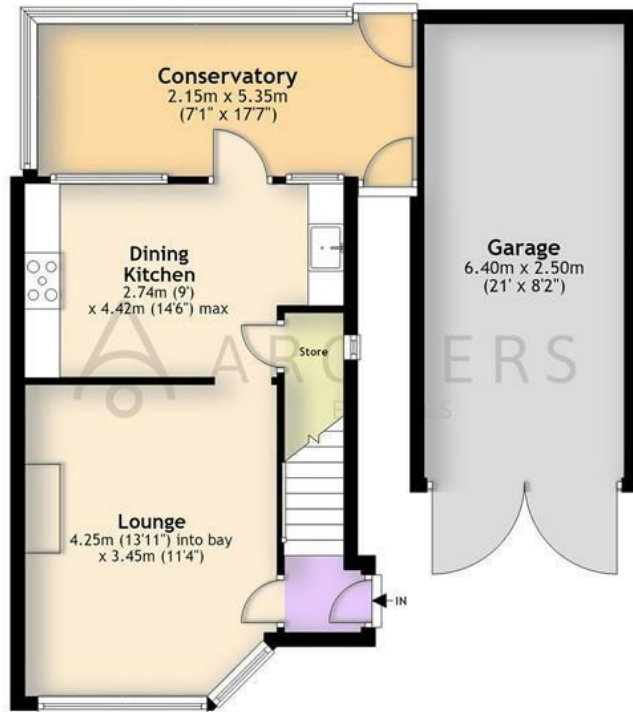
Garden Room

A spacious wooden built garden room which has power and lighting, French doors, two windows and is ideal for use as an office or studio.





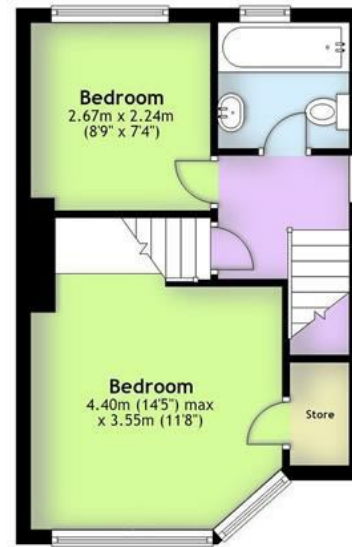
Ground Floor
Approx. 60.1 sq. metres (646.4 sq. feet)



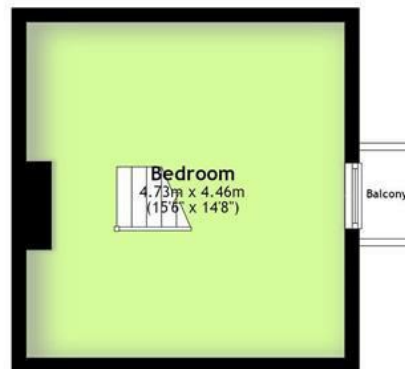
Outbuilding
Approx. 12.2 sq. metres (131.4 sq. feet)



First Floor
Approx. 30.0 sq. metres (322.9 sq. feet)



Second Floor
Approx. 21.1 sq. metres (227.3 sq. feet)
(excluding Balcony)



Total area: approx. 123.4 sq. metres (1328.0 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC