20 Delph House Road, Sheffield, S10 5NR
Guide Price £380,000

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Guide Price £380,000
Council Tax Band: C

***GUIDE PRICE £380-385,000* A bright and spacious three bedroom semi-detached home which is located on a popular road in the heart of Crosspool. Perfect for families, the property requires modernisation throughout and is perfect for anyone wishing to put their own stamp on it to create a fabulous home for many years to come. Situated close to a wealth of shops, cafes and amenities, the property is well served by regular bus routes giving easy access to the universities, hospitals, the city centre and the peak district. It is also within the catchment area of the highly sought after Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, through lounge/dining room and a spacious kitchen. To the first floor there is a landing area, three spacious bedrooms and a bathroom. Outside, there is a block paved driveway to the front of the property whilst to the rear there is a good sized south facing garden with patio and a long lawn. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer! Freehold tenure, council tax band C.**

Entrance Hallway
A front facing upvc/glazed door opens to the entrance hallway. Wide and inviting, there are two front facing upvc double glazed windows bringing much light into the area, a staircase rising to the first floor accommodation and a radiator.

Bay Fronted Through Lounge/Dining Room
A spacious living room which has a front facing upvc double glazed bay window and rear facing sliding patio doors opening to the garden. With twp radiators, a feature fireplace and ample space for furnishings.

Kitchen
A good sized kitchen which has fitted wall and base units with a laminate worksurface incorporating a stainless steel sink and drainer unit and offering space for a cooker, fridge freezer and washing machine. With a radiator, rear facing upvc double glazed window and a rear facing upvc door leading to the garden.

First Floor Landing Area
A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a side facing upvc double glazed window, radiator and doors leading to all rooms on this level.

Master Bedroom
A bright and spacious master bedroom which has a front facing upvc double glazed bay window, fitted wardrobes and a radiator.

Bedroom Two
The second bedroom is another bright and spacious double sized room which has a rear facing upvc double glazed window overlooking the garden and a radiator.

Bedroom Three
A single sized room which has a front facing upvc double glazed window.

Bathroom
A good sized bathroom which has a suite comprising of a panelled bath with shower over, pedestal wash basin and a low flush wc. With a radiator and rear facing upvc double glazed window.

Outside
To the front of the property there is a block paved driveway and hedging to one side. A path leads down the side of the property and gains access to the rear, where there is a sizeable south facing garden with a patio, lawn and surrounding hedging for privacy.



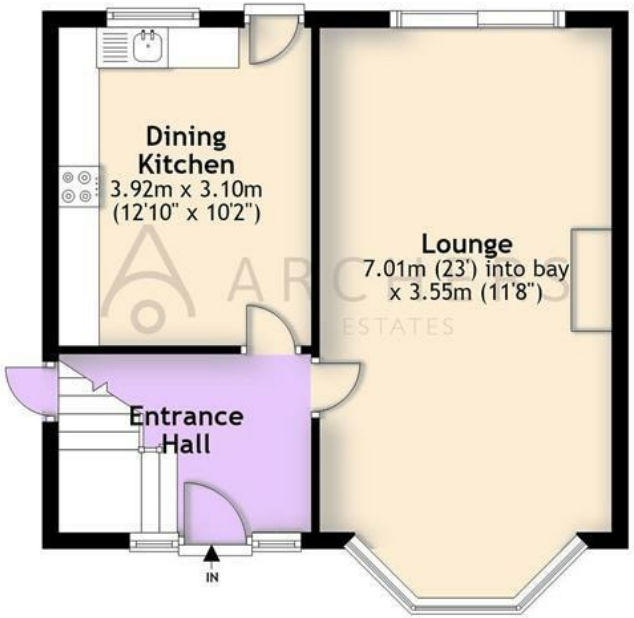






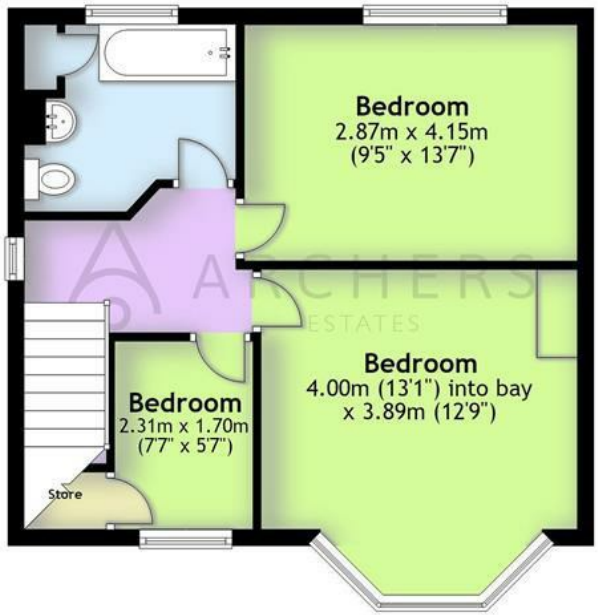
Ground Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 85.4 sq. metres (918.9 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.

ARCHERS ESTATES
41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
01142 683833
info@archersestates.co.uk
www.archersestates.co.uk

