26 Cardoness Road, Crosspool, Sheffield, S10 5RU
Offers In Excess Of £465,000

ARCHERS ESTATES















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Council Tax Band: C

A bright, spacious and well presented four bedroom, two bathroom extended semi-detached home which is located on this popular road in the heart of Crosspool. Ideal for families, the property has been effectively extended to the ground floor and second floor, creating a sizeable home which also offers off road parking and a detached garage. Situated within close proximity to a wealth of shops, cafes and amenities including transport links giving easy access to the universities and hospitals, the property is also within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway with downstairs wc, bay fronted lounge, extended dining room, kitchen and utility room. To the first floor there is a landing area, three bedrooms, a bathroom and a separate wc. To the second floor there is a landing area, an attic master bedroom and en-suite shower room. Outside, there are well maintained gardens to the front and rear and a driveway provides off road parking and leads to the detached garage. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers to arrange your visit today! Freehold tenure, council tax band C.

Entrance Hallway
Access to the property is gained through a front facing upvc door which leads to the entrance hallway. Having a small front facing diamond shaped window and staircase rising to the first floor, this wide and inviting hallway also has laminate flooring, a radiator and useful under stairs storage cupboard.

Bay Fronted Lounge
A bright and spacious lounge which has a front facing upvc double glazed bay window, feature fireplace with electric fire and a radiator.

Extended Dining Room
A spacious, extended room which has a radiator and ample space for a dining table. The room extends to the rear where there is a further radiator, seating area and rear facing french doors opening to the garden.

Kitchen
A galley style kitchen which has fitted wall and base units with a laminate worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. With an integrated electric oven and space for a fridge freezer. With a side facing upvc double glazed window, radiator and vinyl flooring. A door leads to the utility room.

Utility Room
A useful room which takes advantage of the extension, having a laminate worksurface, base units and space for a washing machine and tumble dryer. With vinyl flooring, a rear facing upvc double glazed window and side facing upvc door leading to the outside.

Downstairs WC
Another useful addition, having a low flush wc and pedestal wash basin. There is also a side facing upvc doble glazed window.

First Floor Landing Area
A staircase ascends from the hallway and leads to the first floor landing area, which has a side facing upvc double glazed window and wooden bannister rail. A further staircase rises to the second floor.

Bedroom Two
The former master bedroom, this spacious double sized room has a front facing upvc double glazed bay window, radiator and fitted wardrobes.

Bedroom Three
Another double sized bedroom which has a rear facing upvc double glazed window, a radiator and fitted wardrobes.

Bedroom Four
The fourth bedroom is a single sized room which could also be used as an office, having a front facing upvc double glazed window and a radiator.

Bathroom
Having a suite comprising of a panelled bath with shower over and a vanity wash basin. With a chrome radiator and rear facing upvc double glazed window.

Separate WC
Having a low flush wc, radiator and a side facing upvc double glazed window.

Second Floor Landing Area
A staircase ascends from the first floor landing and leads to the second floor landing area, which has a side facing upvc double glazed window and a door leads to the attic master bedroom.

Attic Master Bedroom
A gorgeous master suite which has two front facing velux windows and a rear facing upvc double glazed dormer window bringing much light into the room. There are fitted wardrobes, a radiator and a door leads to the en-suite shower room.

En-Suite Shower Room
Having a suite comprising of a walk in double shower enclosure, a 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 an enclosed garden area and a driveway which leads to the rear of the property. To the rear, there is a spacious garden area with patio, lawn and surrounding shrubs/trees. There is also a detached garage.

Detached Garage
Having an up and over door to the front, the garage offers storage in abundance and has power and lighting.

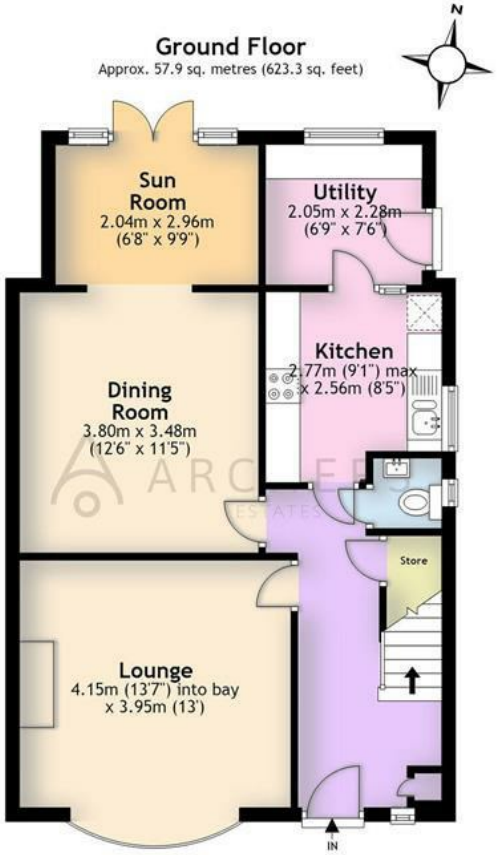



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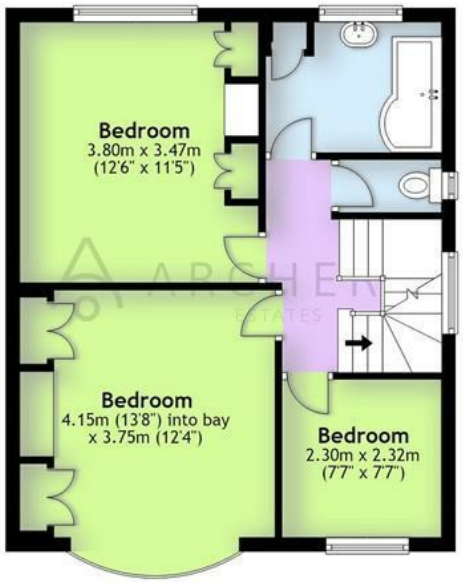




Ground Floor
Approx. 57.9 sq. metres (623.3 sq. feet)



First Floor
Approx. 46.5 sq. metres (500.0 sq. feet)



Outbuilding
Approx. 12.5 sq. metres (134.3 sq. feet)



Second Floor
Approx. 29.5 sq. metres (318.0 sq. feet)



Total area: approx. 146.4 sq. metres (1575.7 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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