



37 Crumpsall Road, Sheffield, S5 8WL

Asking Price £125,000

- NO CHAIN
- OFF ROAD PARKING
- POPULAR LOCATION
- FREEHOLD
- CLOSE TO EXCELLENT AMENITIES
- COUNCIL TAX BAND A - £1,512.43
- DECEPTIVELY SPACIOUS
- CLOSE TO LOCAL TRANSPORT LINKS
- GOOD SIZE REAR GARDEN

Crumpsall Road, Sheffield, S5

**** NO CHAIN ** SPACIOUS THROUGHOUT ** FREEHOLD **** This deceptively spacious two bedroom semi-detached property is situated in close proximity to the Northern General Hospital and has excellent road links on hand to the City Centre, Meadowhall and beyond. The property briefly comprises of; Entrance hallway; Lounge; Kitchen dining room; Under stair storage; Stairs to the first floor; Two spacious double bedrooms; Family bathroom; Off road parking; Enclosed rear garden;



Council Tax Band: A



ENTRANCE HALLWAY

An obscure double glazed composite entrance door opens to the welcoming hallway, with; Carpet flooring; Central heating radiator; Ceiling light point; Solid doors to the lounge, kitchen dining room and the under stair storage cupboard;

LOUNGE

18'04 x 15'05

This spacious lounge has; Dual aspect uPVC double glazed windows to the front and rear elevation, creating lots of great natural light into this space; Carpet flooring; Ceiling light point; Central heating radiator;

KITCHEN DINING ROOM

13'08 x 8'05

Comprising of; A good range of cream and wood effect gloss wall, base and drawer units with black roll top work surfaces; 1 1/2 sinks and drainers with mixer tap; Large uPVC double glazed picture window into the rear garden; Integrated oven and four ring gas hob with extractor hood above; uPVC double glazed window to the side elevation; Space and plumbing for a washing machine, fridge and freezer; Part tiled walls; Tiled flooring; Space for a dining table and chairs; Ceiling light point; Central heating radiator; Ceiling light points; Part obscure glazed door into the rear garden;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

15'06 x 10'05

This great size primary bedroom has; Dual aspect uPVC double glazed windows to the front and rear elevations; Built in storage; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

10'09 x 10'03

With; uPVC double glazed windows to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

7'05 x 5'06

Having; WC; Pedestal wash basin; Bath with a wall mounted electric shower; uPVC double glazed obscure window to the side elevation; Built in storage cupboard; Tiled flooring; Tiles to two walls; Ceiling light point; Central heating radiator;

FIRST FLOOR LANDING AND STAIRS

Having; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Loft hatch access; Solid doors to the two bedrooms and the family bathroom;

DRIVEWAY

Providing off road parking;

FRONT GARDEN

With; A lawn area to the front of the property; A pathway and few steps leads to the side entrance door and to the rear garden;

REAR GARDEN

This good size rear garden has; Solid flooring leads from the rear entrance door; A few steps up to the next level; Decked entertaining area; The next area is predominately laid to lawn; Hedge and fence borders;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from

information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

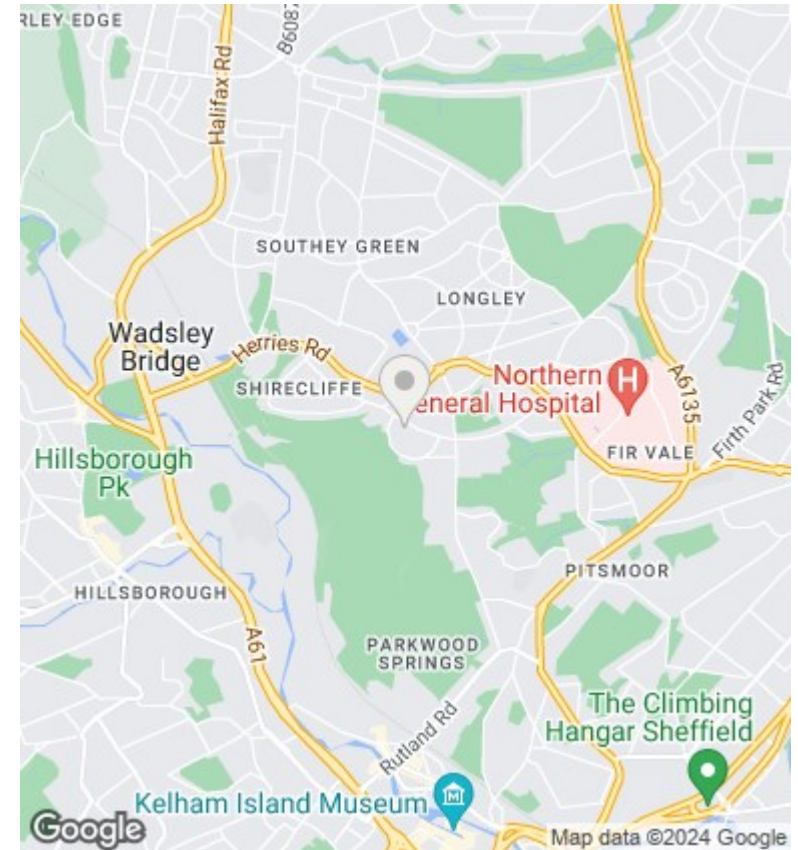
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





Directions



Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	