



Sandygate Park Sandygate Sheffield S10 5TZ
Offers Around £625,000

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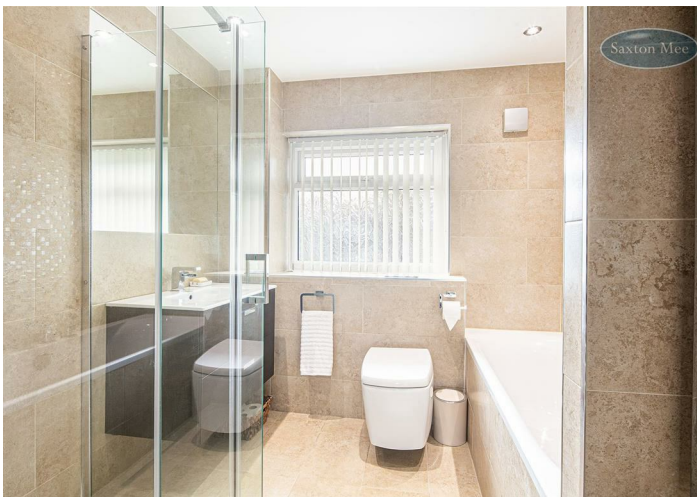
An incredibly exciting opportunity has arisen to purchase this fabulous four bedroom detached family home which is located on a quiet cul-de-sac within the highly sought after area of Sandygate S10. Having been lovingly cared for and well maintained by the previous owners since 1999, the property is beautifully presented throughout and along with some other features, benefits from a contemporary kitchen and bathroom, impressive views to the rear, neutral décor throughout, CCTV, a double garage with integral access, and is available to buy with no onward chain.

Measuring almost 1700 square feet in total, the accommodation on the ground floor briefly comprises an entrance hall, a downstairs WC/cloak room, a rear porch which has access into the garage, a spacious lounge that has dual aspect windows and a feature fireplace with an electric fire, and a good sized kitchen diner that has LVT flooring and a fully fitted kitchen which has high gloss cupboard doors, extensive work top space, and a range of integrated appliances including a double electric oven, microwave, a five ring gas hob, fridge, freezer, and a slimline dishwasher.

On the first floor there four excellent sized bedrooms which each have fitted wardrobes/cupboards, and a well appointed family bathroom that is fully tiled and features underfloor heating, a white suite which includes a bath, WC, wash hand basin with vanity unit, a separate shower enclosure, and a chrome heated towel rail.

- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER AREA
- FOUR GOOD SIZED BEDROOMS
- CONTEMPORARY KITCHEN AND BATHROOM
- WELL MAINTAINED AND PRESENTED
- NEUTRAL DECOR THROUGHOUT
- FABULOUS VIEWS TO REAR
- CUL-DE-SAC LOCATION
- EXCELLENT SCHOOL CATCHMENT





OUTSIDE

To the front of the property is a well manicured garden which sets the property nicely back from the road, as well as a driveway providing off road parking and leading to a double garage that has an electric door. At the rear is a fabulous sized private garden which includes a lawn, two paved patios, a timber summer house, and planted beds that feature a variety of well established plants, shrubs and small trees.

LOCATION

A highly sought after location which falls into the catchment area for excellent schools including Lydgate Infant and Junior school, and Tapton Secondary School. There is easy access to the main city hospitals and two Universities while in the opposite direction you will find the beautiful open spaces of the Peak National Park. Sheffield City centre is less than 3 miles away, which has all of amenities you would expect of such a large vibrant city, while more locally there is a fantastic selection of shops found in Crosspool and Broomhill.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 25th March 1966.
The property is currently Council Tax Band F.

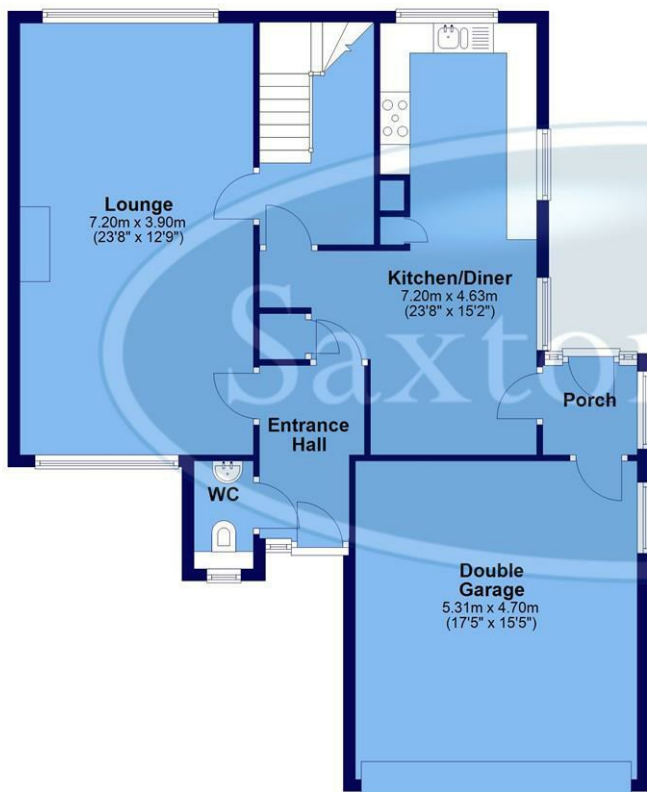
VALUER

Chris Spooner ANAEA

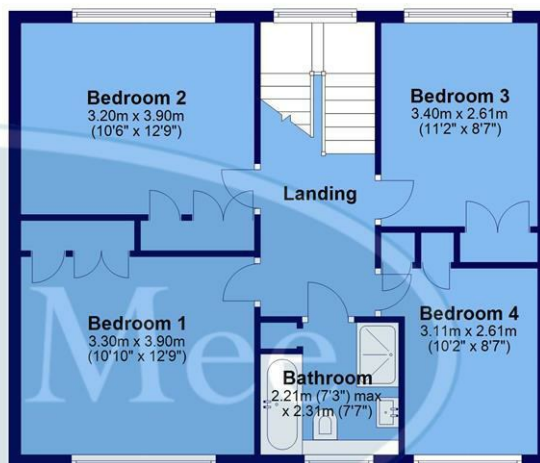
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Ground Floor
Approx. 94.3 sq. metres (1015.2 sq. feet)



First Floor
Approx. 62.1 sq. metres (668.5 sq. feet)



Total area: approx. 156.4 sq. metres (1683.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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