



Barholm Road Crosspool Sheffield S10 5RS
Offers Around £400,000

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**** CHAIN FREE ** EXCITING POTENTIAL ** SOUGHT AFTER LOCATION **** An extremely exciting opportunity has arisen to purchase this three bedroom semi-detached family home which enjoys a wider than average plot, and is located within the highly sought after suburb of Crosspool S10. Offered to the open market with no onward chain, the property has been well maintained and cared for by the previous owners, with fantastic potential to renovate the property to your own personal choice. Falling within the catchment area for some excellent local schools, and superb amenities on its doorstep, the property is ideal for a growing family.

On the ground floor the accommodation briefly comprises a spacious porch which leads into a welcoming entrance hall, a cloakroom which leads into a downstairs WC, a bay windowed lounge that has a feature fireplace and sliding doors which open to a separate dining room. Furthermore there is a kitchen that has a range of fitted units, and a utility room that houses a modern gas central heating boiler, and leads into both the garage and rear garden.

The first floor has a double bedroom to the front aspect which features a bay windows that enjoys fabulous far reaching views, a second double bedroom to the rear aspect which has fitted wardrobes, a good sized single bedroom, and a spacious, well appointed shower room. From the landing area, loft ladders lead to a boarded attic room that has a Velux window.

- CHAIN FREE
- SEMI-DETACHED FAMILY HOME
- EXCITING POTENTIAL
- THREE BEDROOMS PLUS ATTIC
- DOWNSTAIRS WC/CLOAKROOM
- SEPARATE UTILITY ROOM
- WIDER THAN AVERAGE PLOT
- SOUGHT AFTER LOCATION
- EXCELLENT AMENITIES
- POSSIBLE TO EXTEND





OUTSIDE

To the front of the property there is a block paved driveway allowing off road parking for two cars, along with a well stocked planted bed. At the rear is a wider than average tiered garden which features a stone flagged patio, two lawn areas, and a variety of well established plants, hedges, shrubs, and small trees.

LOCATION

A popular location found towards the South West of Sheffield City centre which is easily accessible via regular bus routes. Crosspool has a comprehensive range of shopping facilities which include a Spar supermarket, butchers, greengrocers, newsagents, and some fantastic restaurants. There are excellent local schools found nearby and the beautiful open spaces of the Peak District are just a short drive away.

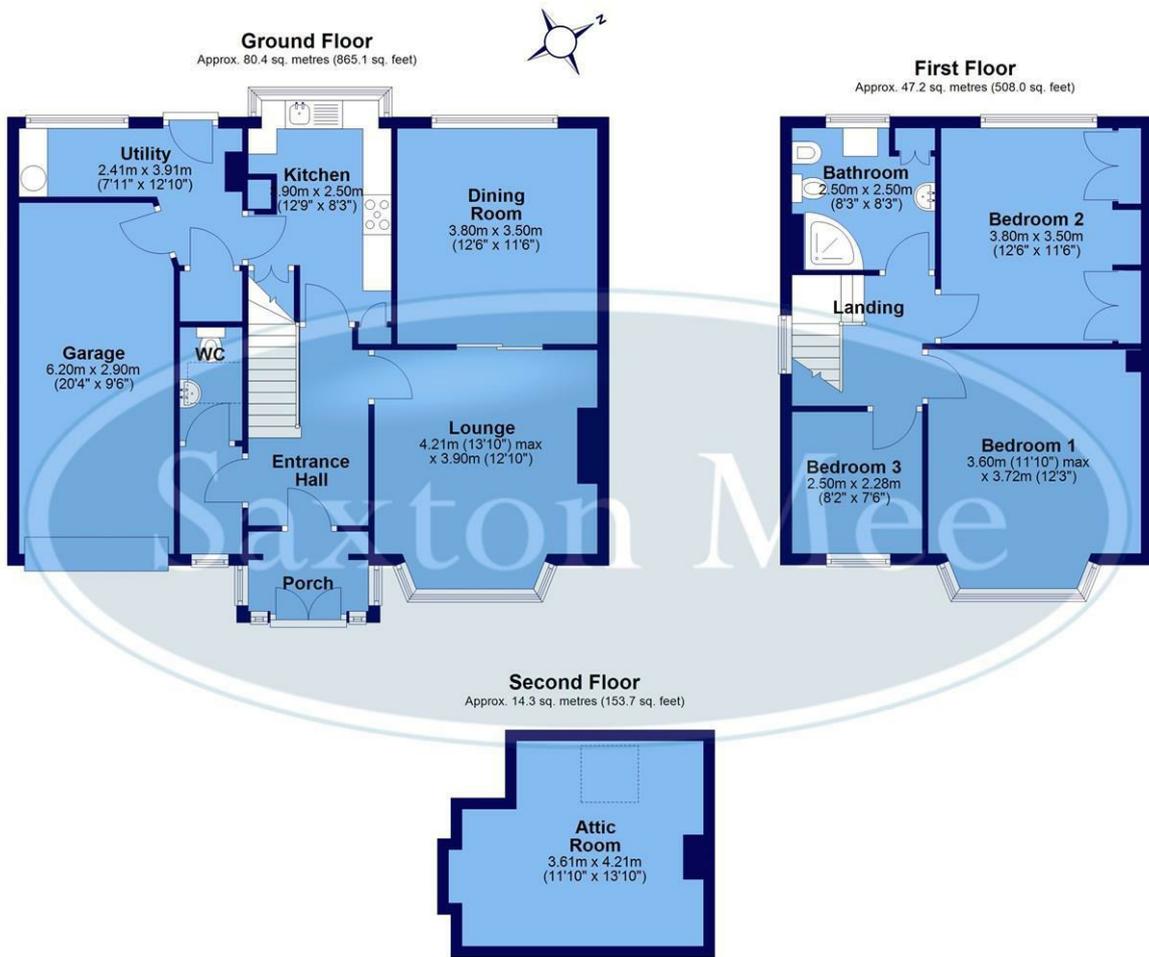
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 141.9 sq. metres (1526.9 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		89	62

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-45)	D		
(21-38)	E		
(11-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	72