

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

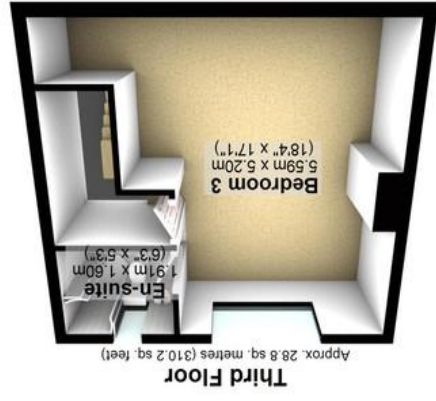
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
Current	Potential

Energy Efficiency Rating

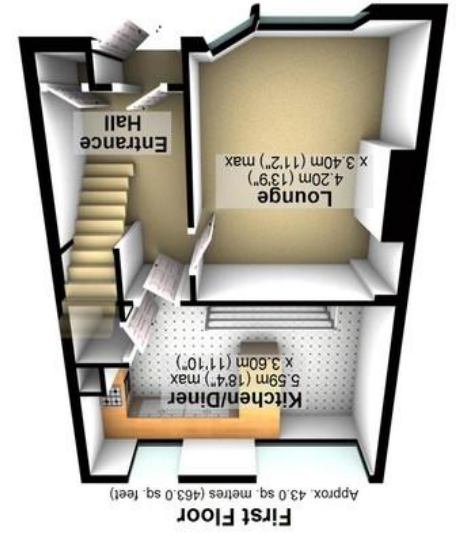
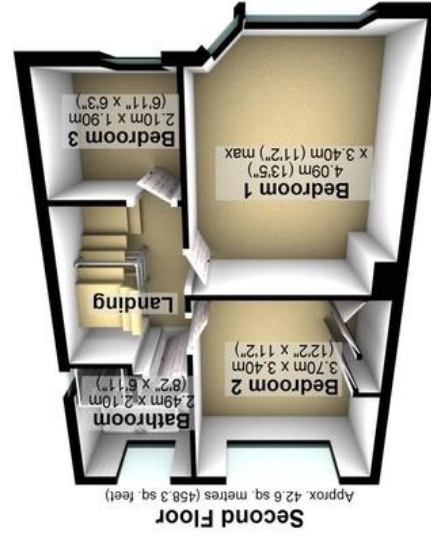
57

66

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Total area: approx. 135.0 sq. metres (1453.2 sq. feet)
All measurements are approximate
Plan produced using PlanUp.

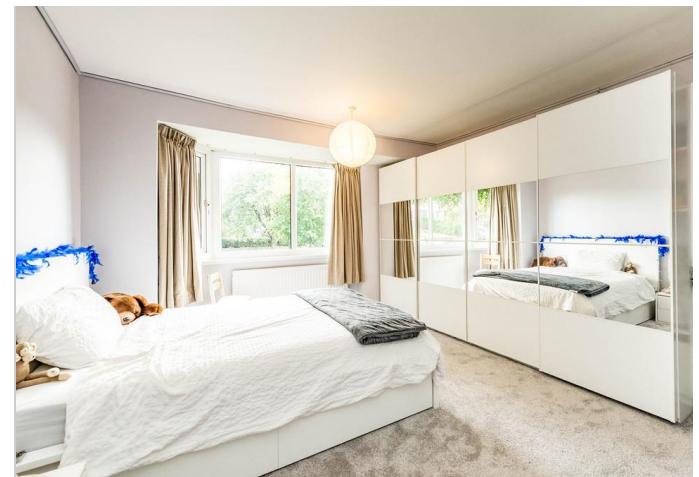




622 Manchester Road | Crosspool | Sheffield | S10 5PT

Property Tenure: Leasehold

Only upon a detailed internal inspection will the true size of this hugely deceptive four bedroomed, semi detached home be fully revealed. Having been tastefully extended to the loft and lower ground floor along with a stunning rear open plan kitchen/dining room, it's easy to say this property has been expertly designed and finished to cater for the growing family market. Enjoying some breathtaking views over the open countryside to the rear and having a large rear garden together with off road parking for three vehicles comfortably. With an incredibly light and spacious feel throughout the impressive 1,453 sq feet of accommodation number 622 is placed in the very heart of ultra popular Crosspool. Falling within catchment for Ofsted rated excellent schools including Tapton secondary, numerous local amenities are a short stroll and the open countryside can also be accessed by foot.



PROPERTY FEATURES

- SENSATIONAL FOUR BEDROOMED SEMI DETACHED
- INCREDIBLE VIEWS TO THE REAR OVER THE OPEN COUNTRYSIDE
- EXTENDED TO THE LOFT AND LOWER GROUND FLOOR
- SPACIOUS GARDEN AND OFF ROAD PARKING FOR THREE VEHICLES
- PERFECT FOR THE GROWING FAMILY MARKET
- OFSTED RATED EXCELLENT SCHOOLS INCLUDING TAPTON SECONDARY
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- HEART OF ULTRA POPULAR CROSSPOOL
- SHORT STROLL TO LOCAL AMENITIES AND THE OPEN COUNTRYSIDE
- LEASEHOLD £12 PER YEAR COUNCIL TAX BAND D £2,053 PER YEAR

