Saxton Mee

**Bute Street Crookes Sheffield S10 1UP**
**Offers In The Region Of £260,000**

St Luke's
Sheffield's Hospice

# Bute Street

Sheffield S10 1UP

## Offers In The Region Of £260,000

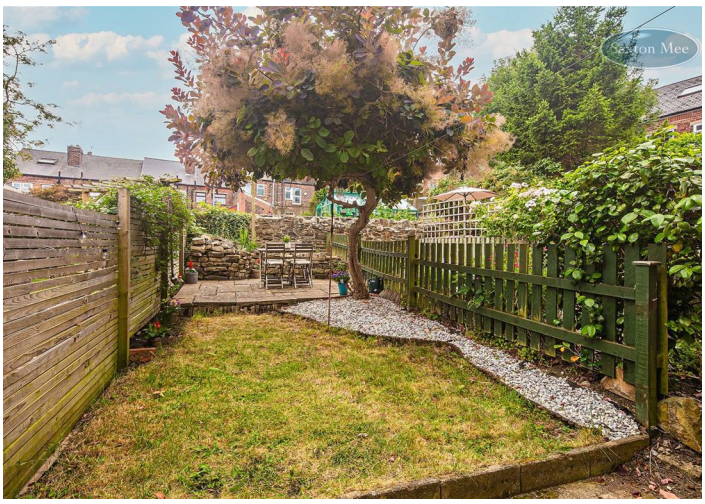
** SOUTH FACING GARDEN ** This superb three bedroom mid terraced house which is beautifully presented throughout in a contemporary décor is situated on a charming tree-lined road within the popular location of Crookes S10. Ideal as a first time buy or young family, the property benefits from a stunning kitchen diner, double glazed windows, modern gas central heating, and a south facing garden which is perfect for outdoor eating.

On the ground floor the accommodation briefly comprises a lounge to the front aspect that has wood laminate flooring and original ceiling coving, and a kitchen diner to the rear aspect that has a tiled floor, grey shaker style cupboards, wood effect worktops, and a range of integrated appliances including an electric oven, induction hob, microwave, dishwasher and a washing machine.

The first floor has a double bedroom to the front aspect which has a useful fitted cupboard, a second bedroom to the rear aspect which is currently used as a home office, a bathroom that has a shower over the bath as well as a heated towel rail, and a wash hand basin with vanity unit.

From the landing area, stairs lead to an attic style bedroom which features a south facing Velux window and two fitted cupboards offering excellent storage.

- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- POPULAR TREE-LINED ROAD
- STUNNING KITCHEN DINER
- CONTEMPORARY DECOR
- SOUTH FACING GARDEN
- DOUBLE GLAZED/GAS CENTRAL HEATING
- IDEAL FIRST TIME BUY
- CLOSE TO SUPERB AMENITIES
- GOOD TRANSPORT LINKS




**OUTSIDE**
The property is set back from the pavement by way of a small stone wall and a private low maintenance garden area. At the rear there is a good sized south facing garden which includes a lawn area, a planted bed, a mature tree and a paved patio area which is perfect for outdoor eating and entertaining.

**LOCATION**
Bute Street is a charming tree lined road within the sought after area of Crookes S10. Crookes features an abundance of amenities including superb independent coffee shops and cafes, various eateries both for eat-in and take away, several pubs, and some fabulous local shops as well as a Sainsbury's Local and a Co-op. Regular bus routes offer easy access into the city centre, and the location is ideal for people needing access to the main city Hospitals and various University campuses.

**MATERIAL INFORMATION**
The property is Leasehold with 672 years remaining.
The property is currently Council Tax Band A.

**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.

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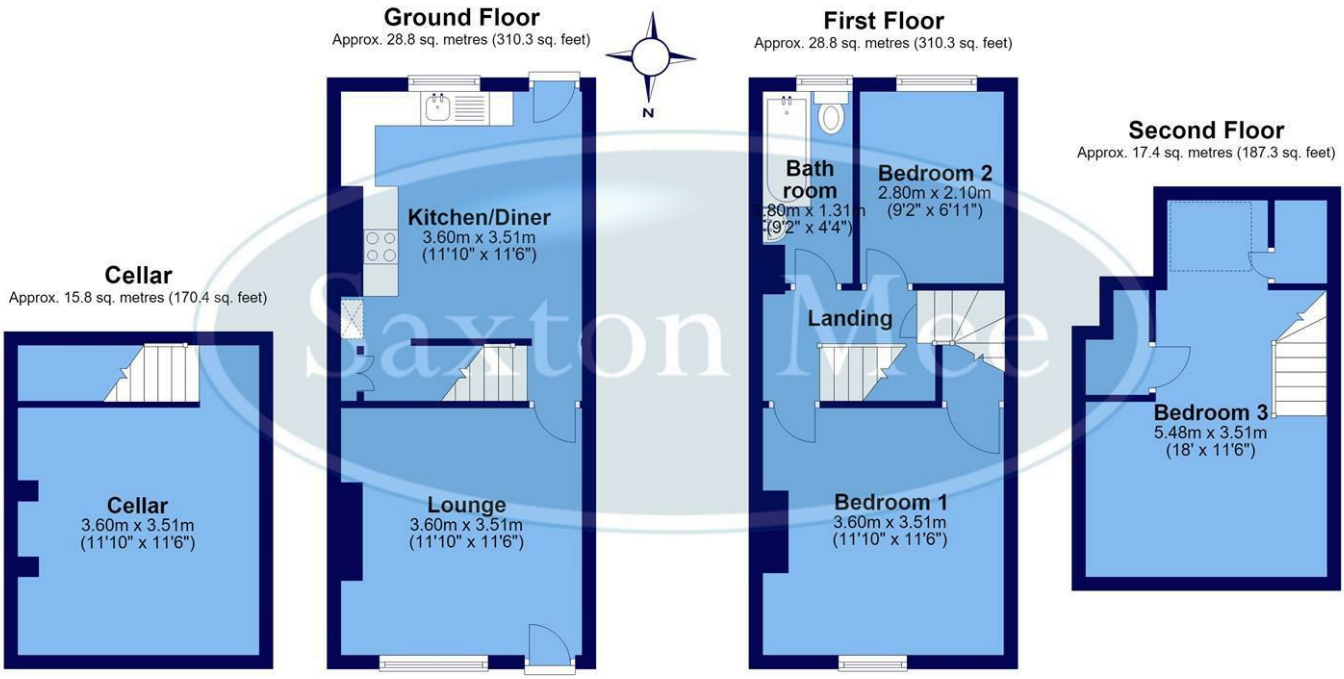
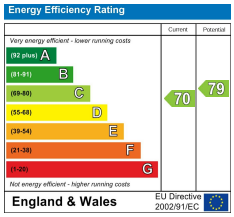
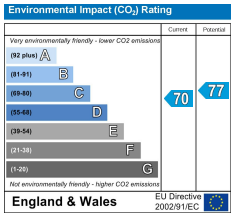



Total area: approx. 90.9 sq. metres (978.3 sq. feet)

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


**Crookes** 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
**Hillsborough** 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
**Stocksbridge** 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
**www.saxtonmee.co.uk**



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