



Forres Road Crookes Sheffield S10 1WE
Offers In The Region Of £230,000

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Offered for sale with NO ONWARD CHAIN is this two/three-bedroom, bay-fronted semi-detached property, situated within the highly sought-after residential area of Crookes.

Originally constructed as a three-bedroom semi-detached home, the property now offers two generous bedrooms, with the principal bedroom having been opened into the original third bedroom. The original access remains in place, meaning the third bedroom could be reinstated relatively easily, subject to any necessary works.

The property would benefit from a scheme of modernisation and offers an excellent opportunity for purchasers looking to create a home to their own taste and specification. Further benefits include uPVC double glazing, gas central heating and gardens to both the front and rear.

Crookes is a particularly popular location, offering an excellent range of local amenities including shops, supermarkets, cafés, pubs and restaurants, together with access to well-regarded local schools and convenient transport links.

A uPVC entrance door opens into an extended entrance porch, leading through to the entrance hallway. The lounge is positioned to the front of the property and features an attractive bay window providing plenty of natural light. To the rear is the kitchen/diner, fitted with an integrated electric oven, four-ring hob and extractor above, together with space and plumbing for a washing machine and provision for a fridge. The gas central heating boiler is located beneath the stairs. Sliding patio doors provide direct access onto the rear garden.

The landing provides access to the loft space. The principal bedroom is a generous double room positioned to the front, featuring a bay window and fitted wardrobes. Bedroom two is another double bedroom, overlooking the rear garden and benefiting from fitted wardrobes. The bathroom is fitted with a three-piece suite comprising a panelled bath with electric shower over, WC and wash hand basin.

- NO ONWARD CHAIN
- SOUGHT-AFTER CROOKES LOCATION
- TWO/THREE-BEDROOM SEMI-DETACHED HOME
- ORIGINALLY BUILT AS THREE BEDROOMS
- EXCELLENT POTENTIAL FOR MODERNISATION
- SPACIOUS BAY-FRONTED LOUNGE
- KITCHEN/DINER WITH GARDEN ACCESS
- GARDENS TO FRONT AND REAR
- CLOSE TO EXCELLENT LOCAL AMENITIES





OUTSIDE

A low-level wall encloses the front garden, with a gated entrance opening onto a pathway leading to the front door and continuing along the side of the property to the rear. The fully enclosed rear garden features a paved patio area, a lawn, and established planting with a variety of shrubs and plants bordering three sides, creating a private outdoor space.

LOCATION

Crookes is an incredibly popular location that leads to the network of Sheffield University sites, which can be easily accessed within a short walk. Crookes has comprehensive shopping facilities and excellent local public houses. Broomhill, with its fashionable cafés, pubs, restaurants and shops, can be found within half a mile and Sheffield City Centre is approximately two miles east. Sheffield Royal Hallamshire Hospital, Children's Hospital and Weston Park are all within one and half miles making this an ideal spot for consultants, hospital workers, and University staff.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 12th January 1973 (746 years remaining).

The property is currently Council Tax Band B.

VALUER

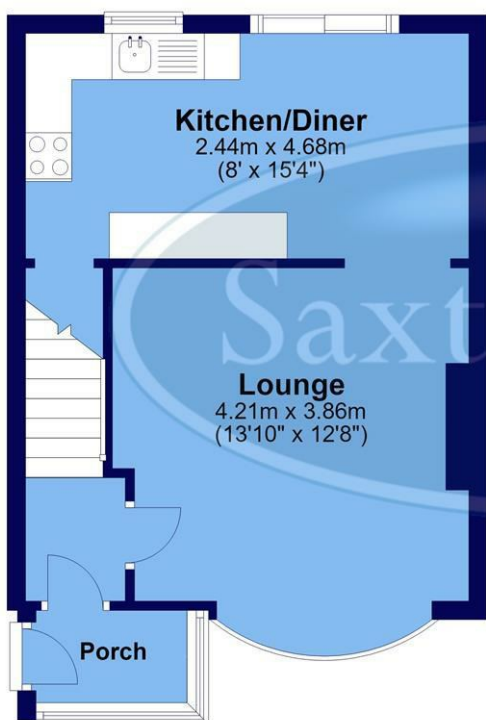
Greg Ashmore MNAEA

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.



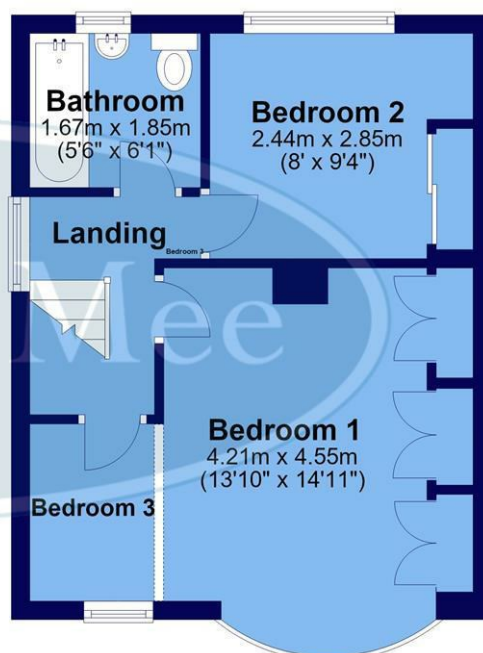
Ground Floor

Approx. 31.5 sq. metres (338.8 sq. feet)



First Floor

Approx. 29.0 sq. metres (311.7 sq. feet)



Total area: approx. 60.4 sq. metres (650.4 sq. feet)

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

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