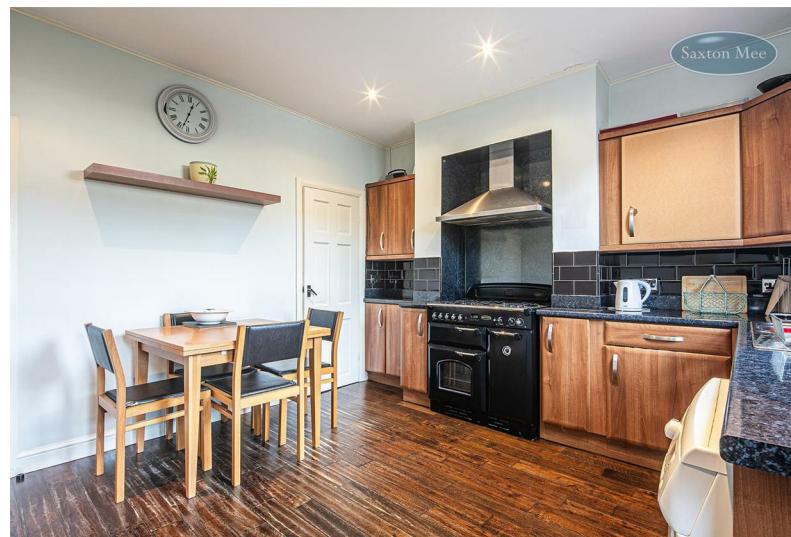


Saxton Mee



Duncan Road Crookes Sheffield S10 1SN
Offers Around £240,000

St Luke's
Sheffield's Hospice

Duncan Road

Sheffield S10 1SN

Offers Around £240,000

**** FREEHOLD ** NO CHAIN **** Situated on this quiet residential road in this sought-after location is this two double bedroom, stone fronted terrace property which has a rear garden with no third party access and benefits from uPVC double glazing and gas central heating. Located within the popular residential area of Crookes with an abundance of amenities, excellent transport links as well as easy access into the city centre.

In brief, the living accommodation briefly comprises: enter through a front entrance door into the lounge which has a front window allowing natural light, coving to ceiling and a feature fireplace, which is the focal point of the room. A door then opens into the inner lobby with access into the kitchen/diner. The kitchen has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. There is space for a Range style cooker along with housing and plumbing for a washing machine, tumble dryer and the wall mounted gas boiler. There is ample space for a dining table and chairs. The rear entrance door gives access to the garden.

From the inner lobby, a staircase rises to the first floor landing with access into the two double bedrooms and the shower room. The principal bedroom is a good sized double to the front aspect and has space for furniture. Bedroom two is to the rear aspect and has a storage cupboard. The shower room has a chrome towel radiator, double shower enclosure, WC and wash basin with vanity unit.

- STONE FRONDED
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- LOUNGE
- KITCHEN/DINER
- REAR GARDEN WITH NO THIRD PARTY ACCESS
- SOUGHT AFTER LOCATION
- QUIET RESIDENTIAL ROAD
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the front of the property is a forecourt which sets the property back from the road. To the rear is a garden with no third party access.

LOCATION

Duncan Road is a popular residential 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.

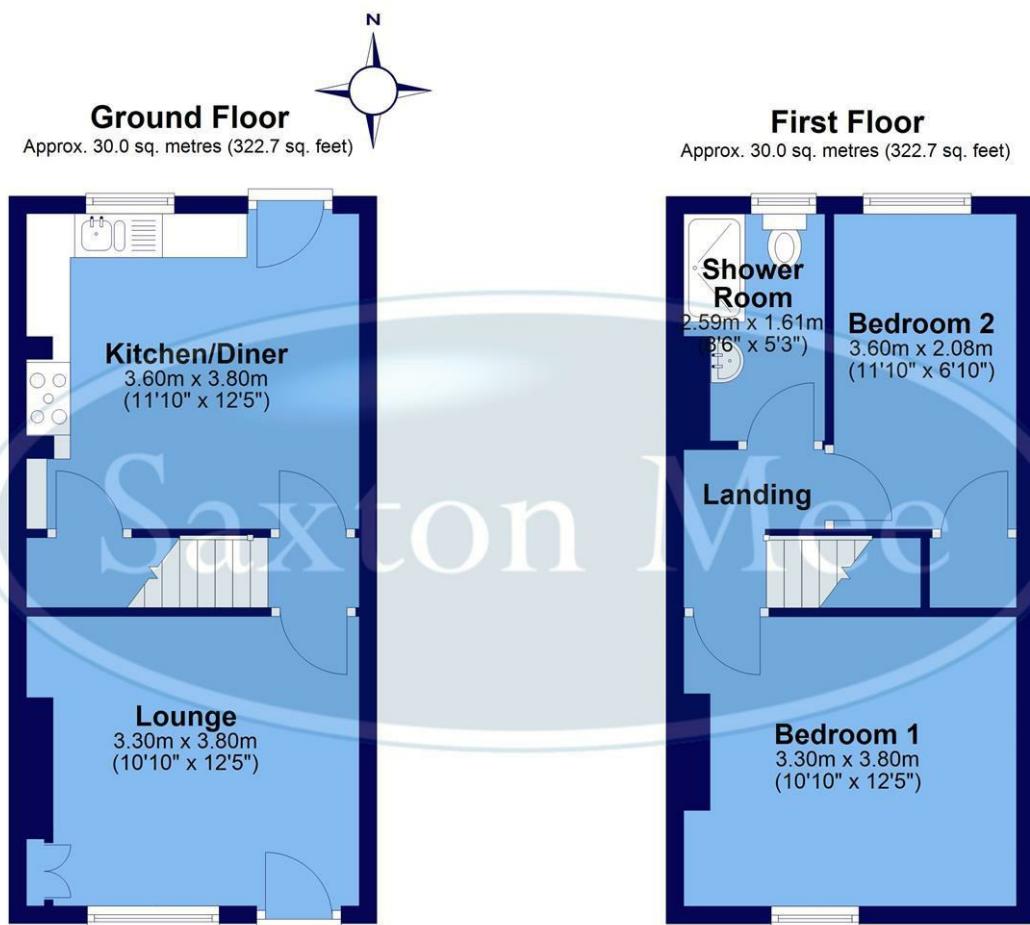
MATERIAL INFORMATION

The property is Freehold and 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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st luke's
Sheffield's Hospice

| Energy Efficiency Rating | |
|--|-----------------|
| Very energy efficient - lower running costs (A2 plus) A | Current |
| (B1-B1) B | Potential |
| (B2-B9) C | |
| (D5-D9) D | |
| (E9-E4) E | |
| (F1-F8) F | |
| (G1-G9) G | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | England & Wales |

| Environmental Impact (CO ₂) Rating | |
|--|-----------------|
| Very environmentally friendly - lower CO ₂ emissions (A1 plus) A | Current |
| (B1-B1) B | Potential |
| (B2-B9) C | |
| (D5-D9) D | |
| (E9-E4) E | |
| (F1-F8) F | |
| (G1-G9) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |
| England & Wales | England & Wales |