



Duncan Road Crookes Sheffield S10 1SN
Offers In Excess Of £235,000

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**** FREEHOLD ** NO CHAIN **** Situated on this sought after tree lined street in the heart of Crookes is this three double bedroom, two bathroom stone fronted mid-terrace. The property has recently been re-decorated throughout and benefits from new carpets, uPVC double glazing and gas fired central heating throughout. Briefly, the living accommodation comprises: Lounge to the front. Fitted modern kitchen to the rear with a range of modern wall, drawer and base units with complimentary work surface above incorporating the sink and drainer. Space for a cooker, washing machine and fridge/freezer. First floor: Two double bedrooms, the master benefitting from an en-suite shower room. Family bathroom with bath and shower over, wash hand basin and low level W.C. A further staircase rises to the third attic double bedroom.

- THREE GOOD SIZED BEDROOMS
- TWO BATHROOMS
- CLOSE TO THE HIGH STREET
- STONE FRONTED MID TERRACE
- FREEHOLD
- NO ONWARD CHAIN





OUTSIDE

To the rear is a low maintenance rear garden with timber deck and brick built outdoor store.

LOCATION

Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Good regular public transport links. Easy access to the universities and teaching hospitals. Well regarded local schools.

MATERIAL INFORMATION

Tenure: Freehold.

Council Tax Band: A.

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. 82.9 sq. metres (891.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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| Energy Efficiency Rating | | Current | Potential |
|---|------------|-------------------------|-----------|
| Very energy efficient - lower running costs | A (92-101) | | |
| B (81-91) | | | |
| C (69-80) | | | |
| D (55-68) | | | |
| E (39-54) | | | |
| F (21-38) | | | |
| Not energy efficient - higher running costs | G (1-20) | | |
| | | 85 | 57 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-----------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A (81-91) | | |
| B (61-80) | | | |
| C (41-60) | | | |
| D (21-40) | | | |
| E (1-20) | | | |
| England & Wales | | EU Directive 2002/91/EC | |