

# Saxton Mee



Western Road Crookes Sheffield S10 1LB  
Guide Price £270,000

**St Luke's**  
Sheffield's Hospice

# Western Road

Sheffield S10 1LB

Guide Price £270,000

GUIDE PRICE £270,000-£280,000 \*\* FREEHOLD \*\* SOUTH-WEST FACING REAR GARDEN WITH NO THIRD PARTY ACCESS \*\* NO CHAIN \*\* Located in the popular area of Crookes, S10 is this three bedroom, stone fronted and bay fronted end of terrace property which benefits from no rights of access over the rear, sash windows, original features and high ceilings.

Neutrally decorated throughout, the living accommodation briefly comprises: enter through a front composite door into the lounge with a bay window, allowing lots of natural light. There is coving to the ceiling, while the focal point is the cast-iron multi-fuel stove. Quality flooring continues through the inner lobby into the kitchen/diner. The kitchen has a range of units with contrasting Oak worktops and coving to the ceiling. Integrated appliances include an electric oven, four ring hob with extractor above, dishwasher and washing machine. There are the original cupboards and a rear composite door. A door then opens to the cellar head with steps descending to the cellar which offers useful storage.

From the inner lobby, a staircase with an Oak handrail rises to the first floor landing with access into two bedrooms and the shower room. The principal bedroom is to the front aspect and has a storage cupboard going over the stairs. The shower room has a WC and wash basin.

A further staircase with Oak handrail rises to the second floor and attic bedroom three with a dormer window, two Velux windows and excellent eaves storage.

- STONE & BAY FRONTED TERRACE PROPERTY
- THREE BEDROOMS
- SOUTH-WEST FACING REAR GARDEN WITH NO THIRD PARTY ACCESS
- LOUNGE WITH A CAST-IRON MULTI FUEL STOVE
- KITCHEN
- CELLAR OFFERING USEFUL STORAGE
- SHOWER ROOM
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS
- NO CHAIN





## OUTSIDE

A low wall with a front forecourt, a gate and path lead to the entrance door. Shared access leads to the fully enclosed, south-west facing rear garden with a seating area and access to a brick built outbuilding.

## LOCATION

Western Road is a popular road within the sought after area of Crookes S10 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 Sheffield City Centre, Universities and Hospitals.

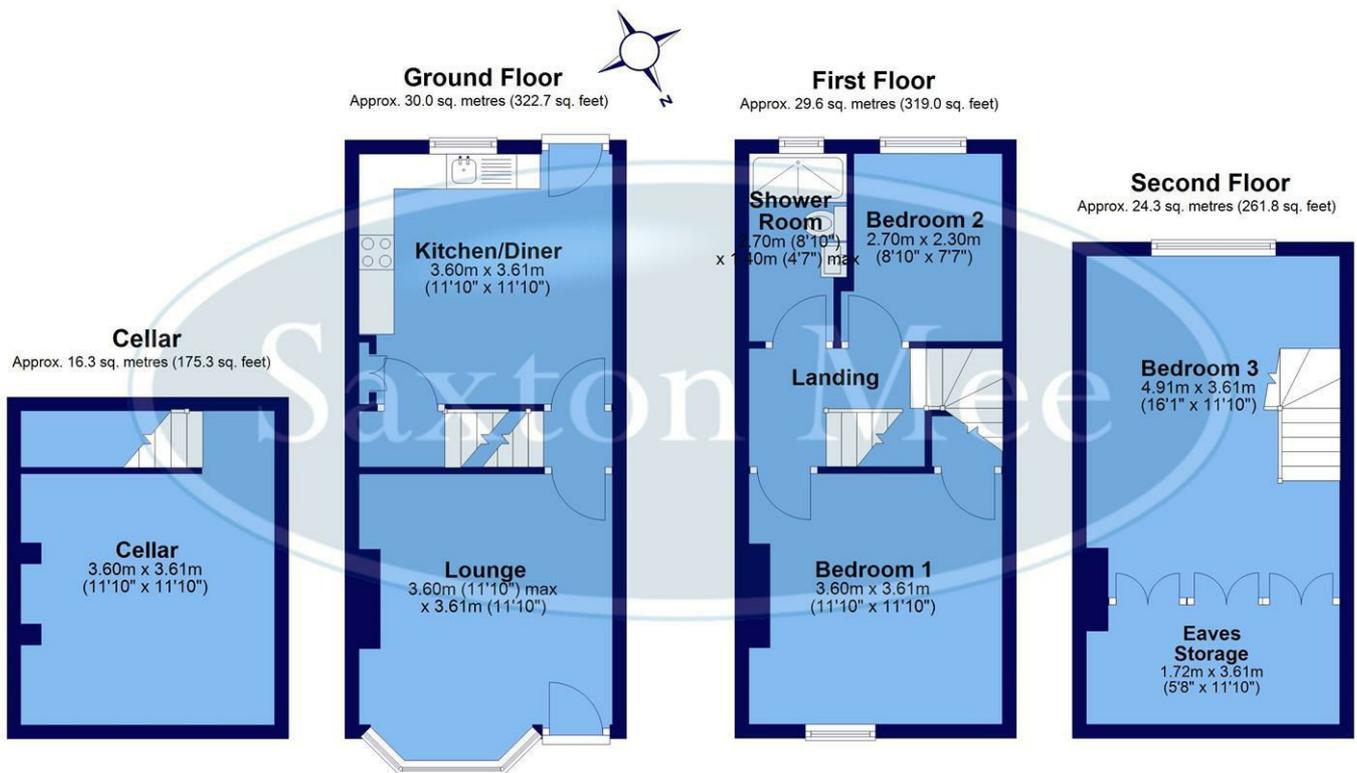
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## 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.



Total area: approx. 100.2 sq. metres (1078.7 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(41-38)	F		
(1-2)	G		
Not energy efficient - higher running costs			
England & Wales		83	60
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(65-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	