



Romsdal Road Crookes Sheffield S10 1HE
Offers Around £210,000

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**** FREEHOLD **** Situated within this popular residential area of Crookes is this spacious two double bedroom, two bathroom mid-terrace property, offering well-proportioned accommodation arranged over two floors. The property would benefit from a programme of modernisation, providing an excellent opportunity for a purchaser to update and personalise the accommodation to their own taste and requirements.

Notable improvements include a replacement roof installed in 2023 and a new boiler installed in 2022. The property also benefits from a west-facing rear garden.

The ground floor comprises a well-proportioned lounge, featuring a front-facing window and entrance door, original stripped pine floorboards and an attractive feature fireplace, creating a welcoming and characterful reception space.

The kitchen is fitted with a range of wall, base and drawer units, complemented by work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven and four-ring hob, while there is space and plumbing for an under-counter slimline dishwasher. There is also space for a washing machine and fridge freezer.

To the first floor are two generously proportioned double bedrooms and the family bathroom. The principal bedroom is a particularly spacious double, benefiting from a walk-in wardrobe and an en suite bathroom fitted with a WC and wash basin. Bedroom two is a further well-proportioned double bedroom positioned to the rear of the property, enjoying a pleasant outlook.

Overall, this is an appealing opportunity to acquire a freehold property in a sought-after Crookes location, offering generous accommodation, two bathrooms and a west-facing rear garden, with scope for modernisation and improvement.

- FREEHOLD / NO CHAIN
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS INCLUDING AN EN SUITE TO THE MAIN BEDROOM
- ROOF REPLACED IN 2023
- NEW BOILER INSTALLED IN 2022
- LOUNGE & KITCHEN
- WEST FACING REAR ASPECT
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the rear of the property is a low maintenance west facing garden. Outside light.

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

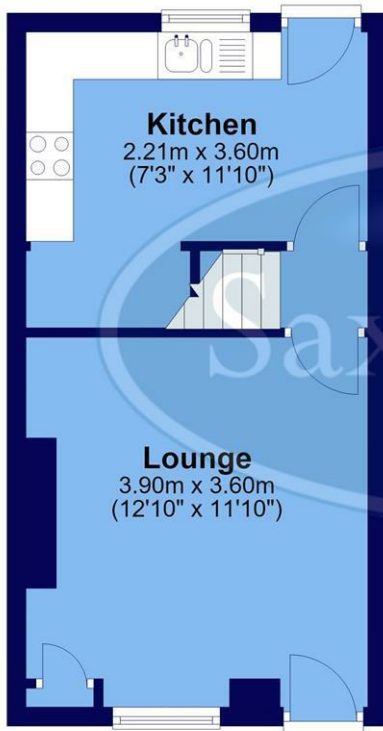
The property is Freehold and currently Council Tax Band A.

VALUER

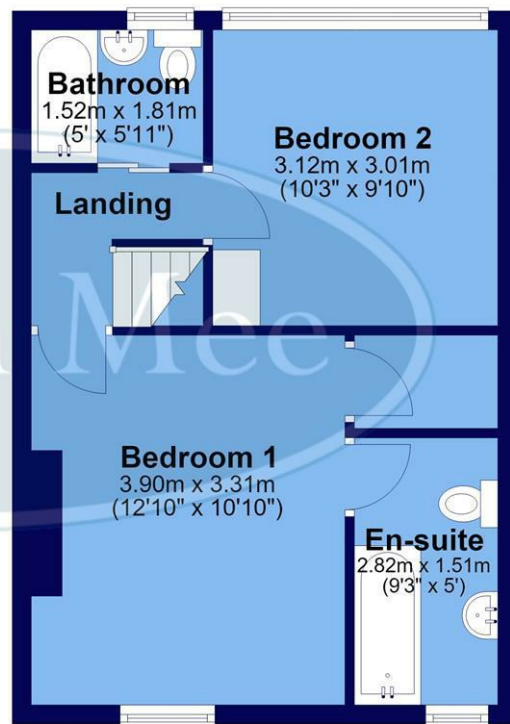
Chris Spooner MNAEA

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Ground Floor
Approx. 25.7 sq. metres (276.2 sq. feet)



First Floor
Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 60.7 sq. metres (653.3 sq. feet)

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

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