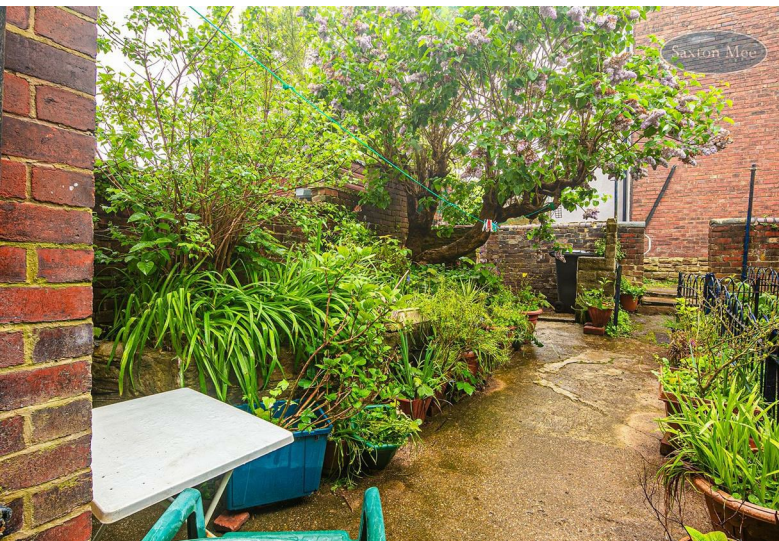


Saxton Mee

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Crookes Crookes Sheffield S10 1UD
Offers Around £275,000



Crookes

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Offers Around £275,000

**** NO ONWARD CHAIN ** RECENTLY RENOVATED **** This attractive stone fronted, three bedroom mid terraced house has been the subject of a thoughtful renovation project, benefitting from a recent electrical rewire, replastered and redecorated, new floor coverings, a newly installed bathroom, and further benefitting from a modern fitted kitchen, gas central heating, double glazed windows, and a replacement roof.

Measuring over 1,200 square feet in total, the property enjoys a spacious feel throughout, and is conveniently located to take full advantage of the excellent amenities that Crookes has to offer.

On the ground floor, the accommodation includes a bay windowed lounge which has ceiling coving and a feature fireplace, a dining room to the rear aspect that has access to the cellar head, and an off shot kitchen which has a range of fitted shaker style units and integrated appliances to include a fridge/freezer, an electric oven, a micro combi oven, a gas hob, and a washing machine.

The first floor features a double bedroom to the front aspect which has a useful understairs cupboard, a second bedroom to the rear aspect, and a well appointed family bathroom that is partially tiled and includes a 'P' shaped bath with a shower over.

From the landing area, stairs lead to an attic style double bedroom which has dual aspect Velux windows and enjoys impressive views over Sheffield.

- NO ONWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- PRIVATE GARDEN TO REAR
- NEWLY REPLASTERED/DECORATED
- NEW CARPETS/FLOOR COVERINGS
- NEWLY INSTALLED BATHROOM
- MODERN FITTED KITCHEN
- REWIRED ELECTRICS
- REPLACEMENT ROOF
- EXCELLENT AMENITIES





OUTSIDE

The property is set back from the pavement by way of a stone wall, privet hedge, and small garden area. At the rear is a private west facing garden that has access from Mulehouse Road.

LOCATION

Situated in the sought after area of Crookes which benefits from an array of local amenities including the fabulous Crumb bakers, Just Natural green grocers, a post office, convenience store, and both a Sainsburys and a Co-Op. There is a good selection of pubs, restaurants and takeaways too. Easy access to Sheffield City Centre is provided via regular bus routes, and the road falls within the catchment area for Westways Primary School, Lydgate Infant and Junior Schools and Tapton Secondary School.

MATERIAL INFORMATION

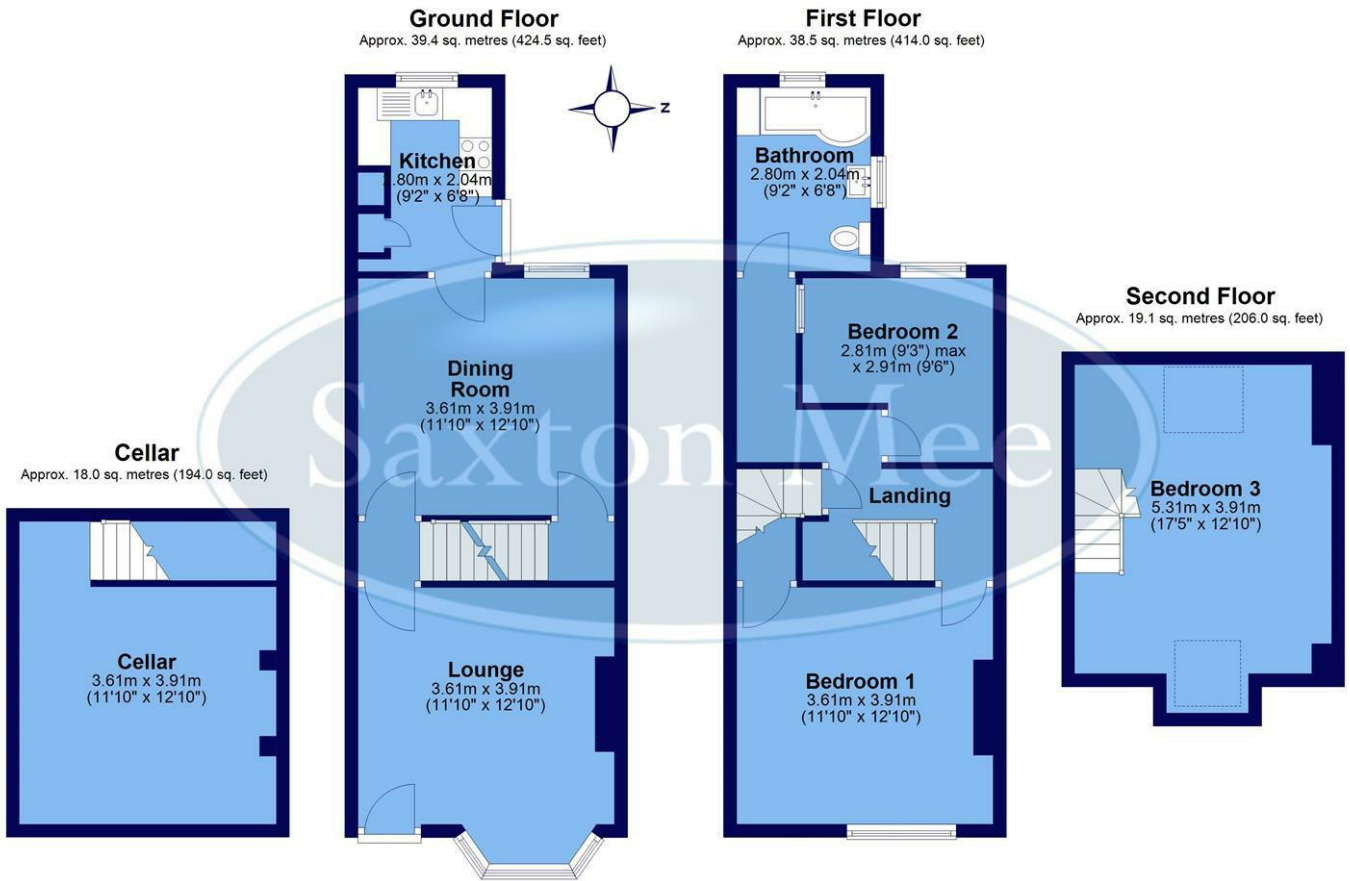
The property is currently leasehold with 800 years from 1952 - 726yrs remaining. (The vendor is in the process of purchasing the Freehold)
The council tax is band B.

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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Total area: approx. 115.1 sq. metres (1238.5 sq. feet)

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

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		61	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-40)	D		
(25-24)	E		
(21-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions		59	76
England & Wales		EU Directive 2002/91/EC	