



Forres Road Crookes Sheffield S10 1WD
Offers Around £280,000

Forres Road

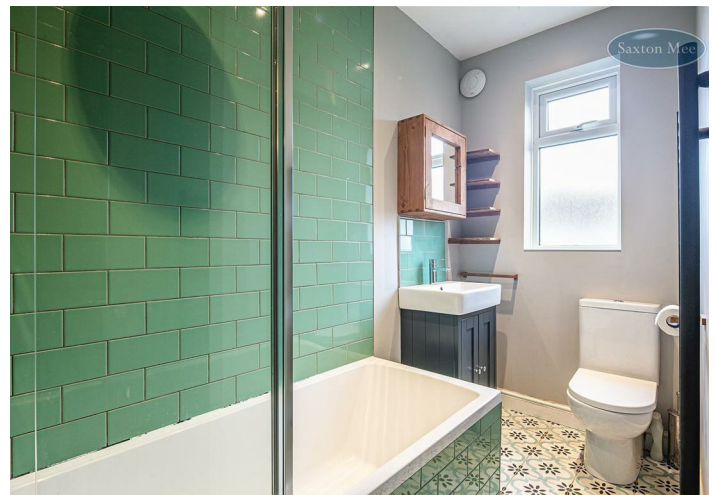
Sheffield S10 1WD

Offers Around £280,000

**** SOUTH FACING REAR GARDEN **** Located in this sought after tree lined street in the heart of the bustling Crookes community is this spacious, three bedroom mid terraced property which enjoys a south facing rear garden and benefits from a tanked cellar, high ceilings, original features, double glazing and gas central heating. Set over four levels, the living accommodation briefly comprises: front entrance door which opens into the lounge which has a large bay window with a built-in window seat along with built-in alcove storage and original stripped wood floors, while the focal point of the room is the log burner. A door opens into the inner lobby with access into the good size kitchen/diner. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double oven and dishwasher along with space for a fridge freezer. There is solid wood flooring, ample space for a dining table/chairs and a door to the rear garden. Access to the converted basement which is a fantastic space and offers superb versatility. From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The spacious master to the front has a large window, making this a bright and airy space and benefits from a fitted cupboard. Bedroom two overlooks the rear garden. The bathroom has a three piece suite which includes a bath with overhead shower, WC and wash basin set in a vanity unit. A further staircase rises to the second floor landing with access to bedroom three which has dual aspect Velux windows.

- EARLY VIEWING ADVISED
- ACCOMMODATION OVER FOUR SPACIOUS LEVELS
- SOUTH FACING REAR GARDEN
- THREE BEDROOMS
- CONVERTED BASEMENT
- SOUGHT-AFTER LOCATION
- WELL REGARDING LOCAL SCHOOLS
- EXCELLENT AMENITIES
- PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

To the front is a forecourt which sets the property back from the road. The rear garden is south facing.

LOCATION

Situated in the sought after area of Crookes which benefits from an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools including OFSTED rated outstanding Tupton Secondary School.

MATERIAL INFORMATION

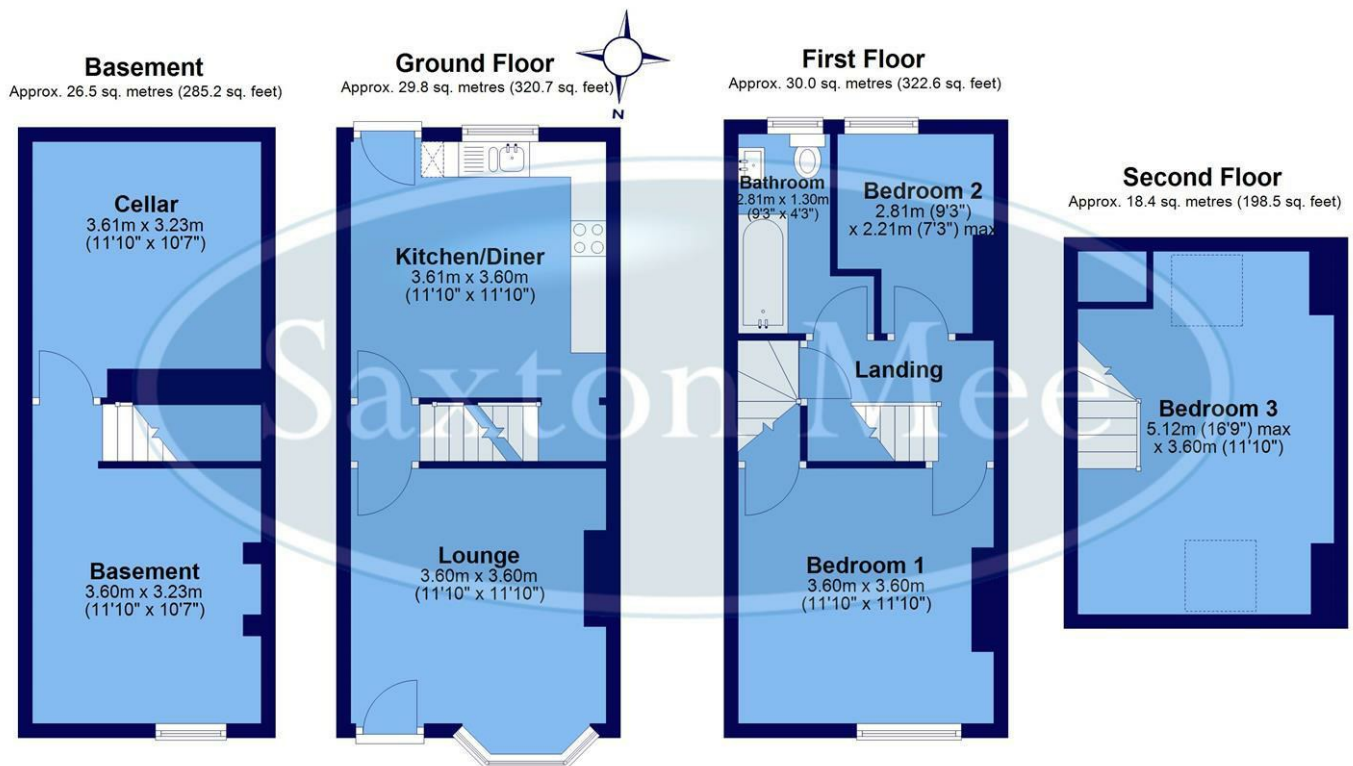
The property is Leasehold with a term of 800 years running from the 25th March 1908.

The property is currently Council Tax Band B.

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. 104.7 sq. metres (1127.0 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

