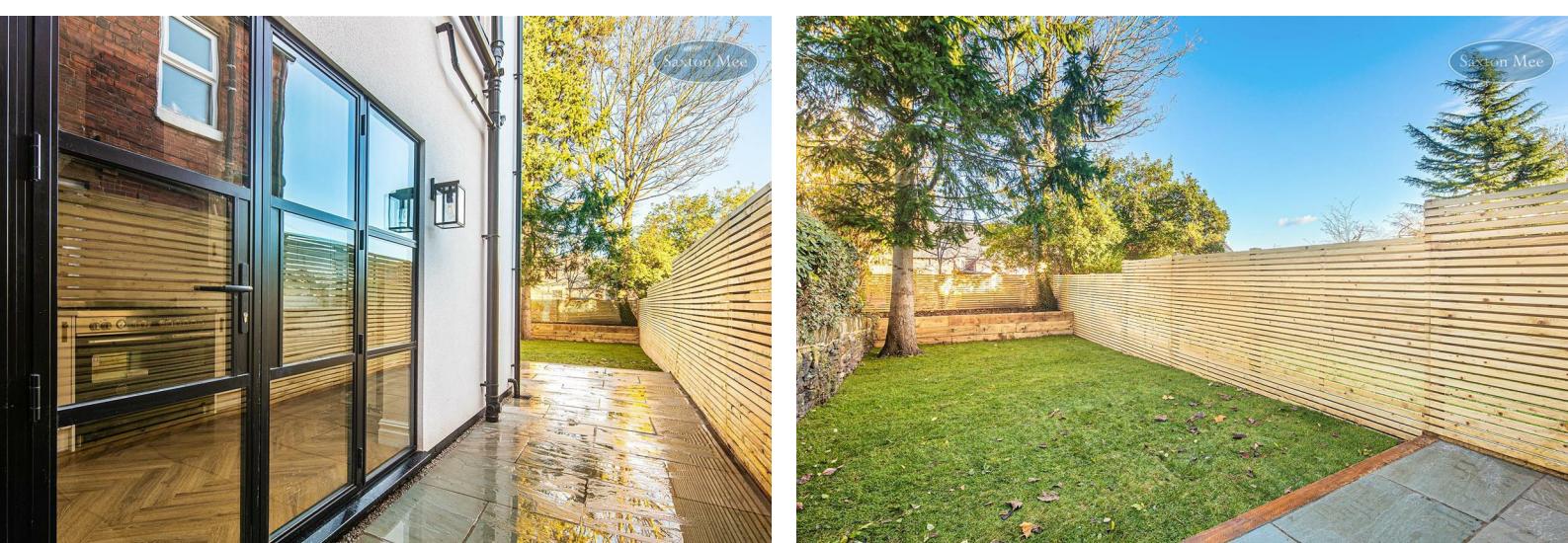


Saxton Mee



Western Road Crookes Sheffield S10 1LF
Price Guide £400,000

St Luke's
Sheffield's Hospice

Western Road

Sheffield S10 1LF

Price Guide £400,000

** GUIDE PRICE £400,000 - £425,000 ** This stunning and deceptively spacious four double bedroom stone fronted end of terrace house is located on a popular tree lined road within the sought after area of Crookes S10. Offered to the open market with no onward chain, the property has been subject of a sympathetic and professional renovation project which includes a new roof, new upvc sash windows and new doors, a full electrical re-wire, new heating and plumbing, new floor coverings, fantastic bathrooms and kitchen, and a landscaped garden. Measuring over 1600 square feet in total, on the ground floor the accommodation includes an entrance hall which allows access to the cellar head, a bay windowed living room to the front aspect that has a feature fireplace, and an open plan kitchen diner which has Karndean flooring accessed via sliding Crittall style doors from the entrance hall, and Crittall style French doors leading to the rear garden and patio. The kitchen has an extensive fitted shaker style units with quartz worktops, a double sink with an instant boiling water tap, an impressive range cooker, and integrated appliances to include a fridge/freezer, dishwasher, a washing machine and a separate tumble dryer. On the first floor there is a master suite to the rear aspect which has an ornate feature fireplace, panelled walls, a walk-in dressing room with fitted wardrobes and an impressive ensuite with double wash hand basins, and a double walk-in shower. Furthermore there is a double bedroom to the front aspect that has a feature fireplace, and a beautifully appointed family bathroom that has a free standing claw foot bath with a shower above. From the landing area stairs lead to the second floor where you will find two further double bedrooms and useful eaves storage.

- EXPERTLY RENOVATED THROUGHOUT
- NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- OPEN PLAN KITCHEN DINER
- SUPERB SIZED PRIVATE GARDEN
- SOUGHT AFTER LOCATION
- EXCELLENT LOCAL AMENITIES





OUTSIDE

To the front of the property is a low maintenance garden area with a well established privet hedge that sets the property back from the road. To the rear is an enclosed private garden that has no-through access for neighbouring properties, which features a large lawn area, Indian stone paved patio, outside tap and contemporary lights, a raised bed, and an established fir tree.

LOCATION

214 is positioned on the left as you travel along Western Road from Northfield Road. A hugely popular tree lined road located just a stones throw from the superb amenities found on Crookes High Street where you will find fabulous independent cafes, restaurants, and shops, along with some more well known outlets such as Sainsbury's, the Co-op, and a Dominos. Regular bus routes allow easy access to and from the City Centre, while it's also a perfect location for access to the various University campuses and main City Hospitals. The glorious outdoor space of the Peak District is just a short journey away making this an ideal area for walkers, cyclists and runners.

MATERIAL INFORMATION

This property is Leasehold with 800 years starting from 1897

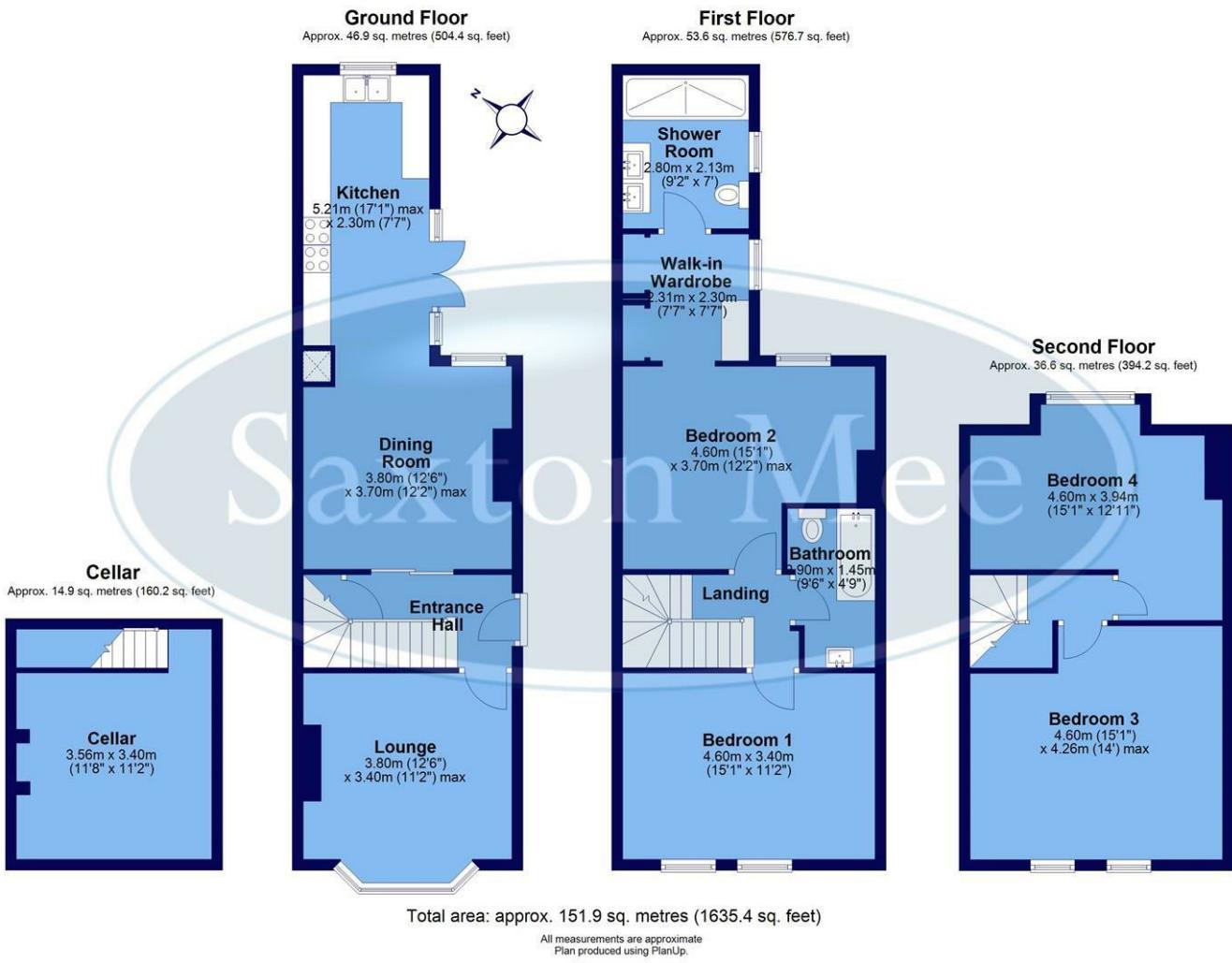
Ground rent TBC

Council Tax Band A

VALUER

Chris Spooner

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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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus) A	Current
(B1-B1) B	Potential
(B2-B9) C	80
(D5-D9) D	61
(E9-E4) E	75
(F1-F8) F	51
(G1-G9) G	Not energy efficient - higher running costs
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus) A	Current
(B1-B1) B	Potential
(B2-B9) C	75
(D5-D9) D	51
(E9-E4) E	Not environmentally friendly - higher CO ₂ emissions (G1-G9) G
England & Wales	EU Directive 2002/91/EC