



Mulehouse Road Crookes Sheffield S10 1TB
Offers Around £275,000

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**** NO CHAIN **** Situated in the heart of Crookes, and in the catchment for reputable local schools including Lydgate, Tapton, King Edward VII and Mercia, is this stone and bay fronted, three bedroom terrace property which has a rear garden and benefits from uPVC double glazing and gas central heating.

Set over three spacious levels, the well presented accommodation briefly comprises: enter through a rear uPVC entrance door into the kitchen/diner. The kitchen has a range of wall, base and drawer units with a complementary worktop which incorporates the sink, drainer. Integrated appliances include an electric oven, a four ring hob with extractor above and dishwasher along with housing and plumbing for a washing machine along-with space for a fridge freezer. A cupboard houses the gas boiler. There is ample space for a dining table and chairs and access to the cellar head with steps descending to the cellar which goes under the lounge and offers useful storage. From the kitchen, access into the inner lobby and lounge. The lounge has lovely bay window which allows lots of natural light making this a bright and airy space and a front uPVC entrance door.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the family bathroom. The principal bedroom is to the front and is a generous double which benefits from fitted wardrobes and a storage cupboard under the attic stairs. Bedroom two is a good size and enjoys the views over the rear garden. The bathroom comes with a three piece suite including a bath with electric shower, WC and wash basin.

A further staircase rises to the second floor and the attic bedroom three, this good sized bedroom has a large dormer window to the rear enjoying the attractive roof top views over towards the Peak District and benefits from eaves storage.

- WELL PRESENTED THREE BEDROOM TERRACE PROPERTY
- SPACIOUS ACCOMMODATION
- LOUNGE WITH BAY WINDOW
- KITCHEN/DINER
- CELLAR USEFUL FOR STORAGE
- THREE PIECE SUITE BATHROOM
- REAR GARDEN
- POPULAR RESIDENTIAL AREA
- EXCELLENT AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

A low wall and hedgerow encloses a front forecourt setting the property back from the road. Shared access leads to the rear garden with a stone patio and brick built outbuilding.

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 Tipton Secondary School.

MATERIAL INFORMATION

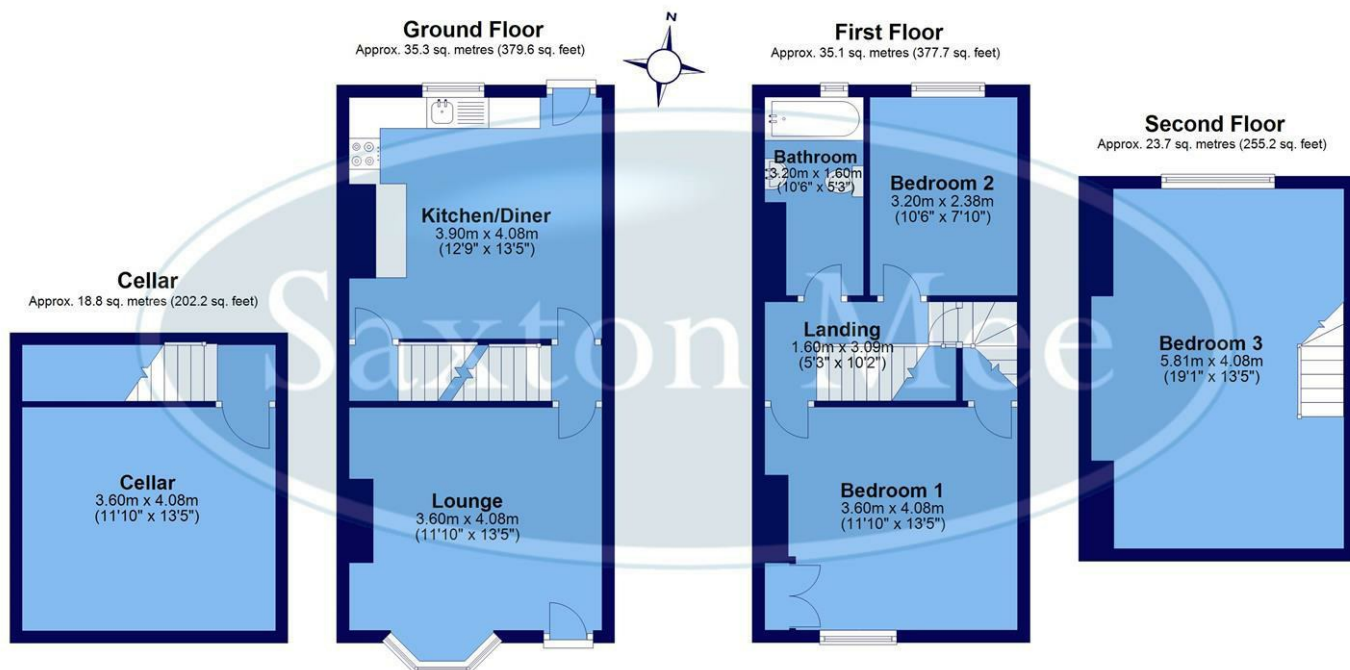
The property is Leasehold with a term of 800 years running from the 29th September 1898.

The property is currently Council Tax Band A.

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.



Total area: approx. 112.8 sq. metres (1214.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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