

# Saxton Mee



**Duncan Road Crookes Sheffield S10 1SP**  
**Offers Around £275,000**



## Duncan Road

Sheffield S10 1SP

**Offers Around £275,000**

**\*\* NO ONWARD CHAIN \*\* SOUGHT AFTER LOCATION \*\* POTENTIAL TO IMPROVE \*\*** This delightful three bedroom semi-detached home is located on a quiet-no-through road, within the highly sought after suburb of Crookes S10, and is offered to the open market with no onward chain.

Having been well cared for and maintained by the previous owner, the property now offers exciting potential to cosmetically updated by new buyers looking to put their own stamp on a property.

On the ground floor the accommodation briefly comprises a small entrance hall which leads to the first floor, a bay windowed lounge that has ceiling coving and a feature fireplace, and a kitchen diner that has a range of fitted cupboards with contrasting worktops, an integrated electric oven and a gas hob.

The first floor has three bedrooms which all have fitted wardrobes/cupboards, and a modern shower room that comprises a corner shower enclosure, wash hand basin and a WC.

- SOUGHT AFTER LOCATION
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- DINING KITCHEN
- NO ONWARD CHAIN
- SOUTH FACING GARDEN
- POTENTIAL TO UPDATE COSMETICALLY
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- CLOSE TO AMENITIES





#### OUTSIDE

The property is set back from the pavement by way of a small private garden which is well stocked with a variety of plants. To the rear is a south facing private garden which features two artificial grass lawn areas, planted beds, a paved patio, and a timber shed.

#### LOCATION

Duncan Road is a popular residential road within the sought after area of Crookes S10. Crookes features an abundance of amenities including superb independent coffee shops and cafes, various eateries both for eat-in and take away, several pubs, and some fabulous local shops as well as a Sainsbury's Local and a Co-op. Regular bus routes offer easy access into the city centre, and the location is ideal for people needing access to the main city Hospitals and various University campuses.

#### MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 24th June 1934 (708 years remaining).  
The property is currently Council Tax Band C.

#### VALUER

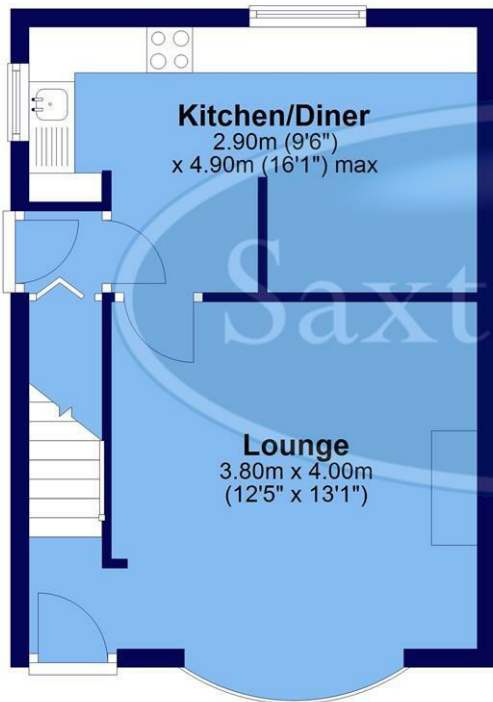
Chris Spooner ANAEA

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.



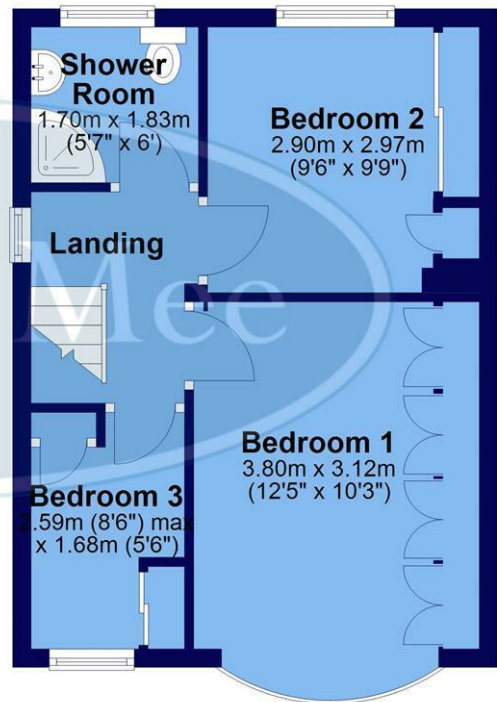
## Ground Floor

Approx. 33.6 sq. metres (362.2 sq. feet)



## First Floor

Approx. 33.6 sq. metres (362.2 sq. feet)



**Total area: approx. 67.3 sq. metres (724.4 sq. feet)**

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

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
|   | B |                         |           |
|   | C |                         |           |
|   | D |                         |           |
|   | E |                         |           |
|   | F |                         |           |
| Not energy efficient - higher running costs | G |                         |           |
|   |   | 61                      | 76        |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |                         |           |
|   | B |                         |           |
|   | C |                         |           |
|   | D |                         |           |
|   | E |                         |           |
|   | F |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | G |                         |           |
|   |   | 63                      | 77        |
| England & Wales   |   | EU Directive 2002/91/EC |           |