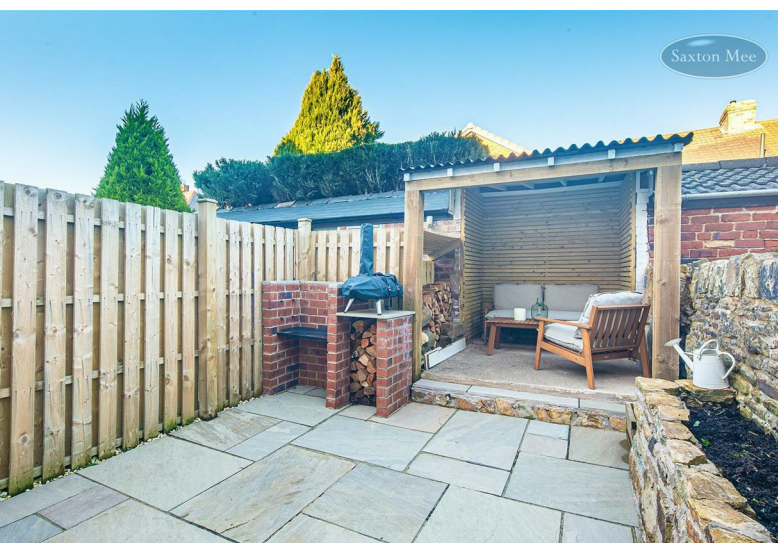




Duncan Road Crookes Sheffield S10 1SN
Price Guide £330,000

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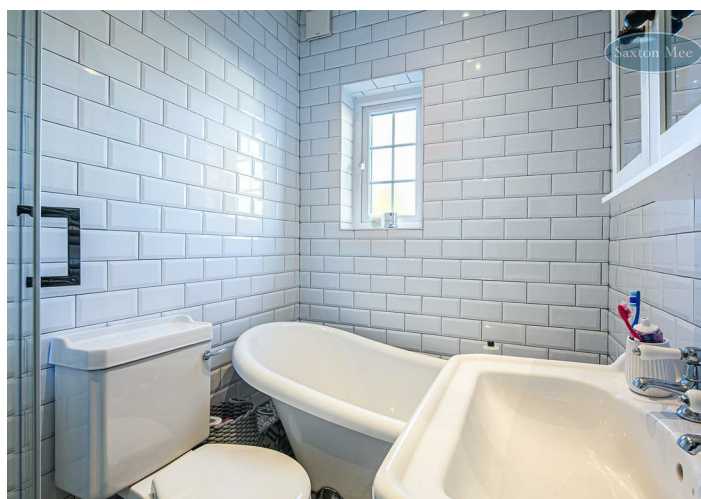
GUIDE PRICE £330,000-£345,000 ** STUNNING PROPERTY ** MUST BE VIEWED ** Located on this popular residential road within the highly sought after area of Crookes is this absolutely stunning, three bedroom, two bath/shower room stone fronted mid terraced house which is beautifully presented throughout. The property has been thoughtfully extended and greatly improved by the current owner who has helped create a fantastic modern home which offers a perfect blend between contemporary fixtures and period features.

On the ground floor the accommodation briefly comprises a living room to the front aspect which has a stone feature wall, multi-fuel stove, and built-in alcove storage, a kitchen diner towards the rear aspect which features an island unit, a range of fitted cupboards with contrasting worktops, a built-in electric oven, and an electric hob. From here there is access to the cellar head along with an extension at the rear which is currently used as a utility/boot room providing superb storage and having French doors to the rear garden.

On the first floor there is a double bedroom to the front aspect that has a feature panelled wall, period fireplace, and a built-in wardrobe, a single bedroom to the rear aspect which is currently used as a dressing room, and a well appointed bathroom that is tiled and has white suite which includes a freestanding slipper bath, and a separate shower enclosure. From the landing area stairs lead to a recently converted loft room which enjoys impressive views via sliding doors to a Juliette balcony, two Velux windows to the front aspect, and an ensuite shower room. This property must be viewed to be fully appreciated!

- STUNNING PROPERTY
- MUST BE VIEWED
- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- EXTENDED TO THE REAR
- LANDSCAPED PRIVATE GARDEN
- PERIOD FEATURES
- IMPRESSIVE VIEWS FROM TOP FLOOR
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES





OUTSIDE

The property is set back from the pavement by way of a small stone wall and privet hedge. To the rear there is a private, secure garden which has no through access from neighbouring properties that has been landscaped to provide a low maintenance space which is ideal for outdoor eating and entertaining. Comprising of a pergola providing a covered seating area, a brick-built BBQ, log store, and a stone built raised planter.

LOCATION

Duncan Road is a quiet no-through road. Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Good regular public transport links. Easy access to Sheffield City Centre, Universities and Hospitals.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1914.

The property is 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.



Total area: approx. 88.6 sq. metres (953.2 sq. feet)

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

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