



Netherfield Road Crookes Sheffield S10 1RA
Offers In The Region Of £220,000

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**** SOUGHT AFTER LOCATION ** NO ONWARD CHAIN ** IDEAL FIRST BUY ****

This attractive two double bedroom, stone-fronted mid-terrace property is ideally positioned on a popular residential road in the highly sought-after area of Crookes, S10. Neutrally decorated throughout and offering accommodation arranged over three floors, the property benefits from two excellent-sized double bedrooms, a modern fitted kitchen and bathroom, gas central heating and a south-facing rear garden.

The accommodation briefly comprises a front-facing lounge featuring an attractive fireplace, while to the rear is a modern kitchen fitted with a range of Shaker-style wall and base units complemented by contrasting work surfaces.

To the first floor is a generously proportioned double bedroom alongside a spacious and well-appointed bathroom, complete with a bath and shower over.

Occupying the second floor is a second double bedroom, enhanced by a large rear dormer window, a Velux window to the front aspect and useful eaves storage.

Superbly located in the heart of Crookes, this appealing home combines generous living accommodation with a highly desirable residential setting.

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION
- NEUTRAL DECOR
- IDEAL FIRST TIME BUY
- STONE FRONTED TERRACE
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- INTEGRATED APPLIANCES





OUTSIDE

To the rear there is a good sized south facing garden which is mainly lawn with an area that currently houses a timber shed.

LOCATION

Situated in this extremely popular area of Crookes with excellent local amenities including a Co-op and Sainsbury's Supermarkets, bakers, greengrocers, beauty salons, takeaways, cafes and several restaurants, pub and wine bars. Good regular public transport links with easy access to the city centre, Universities and central hospitals.

MATERIAL INFORMATION

Tenure: Leasehold with a term of 800 years running from the 25th March 1900 (673 years remaining).

Council Tax Band: A.

VALUER

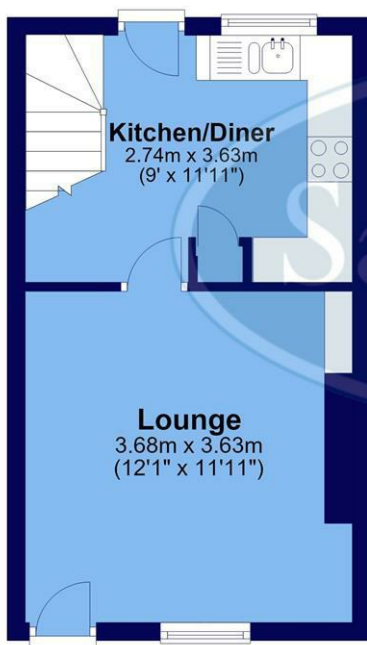
Chris Spooner MNAEA

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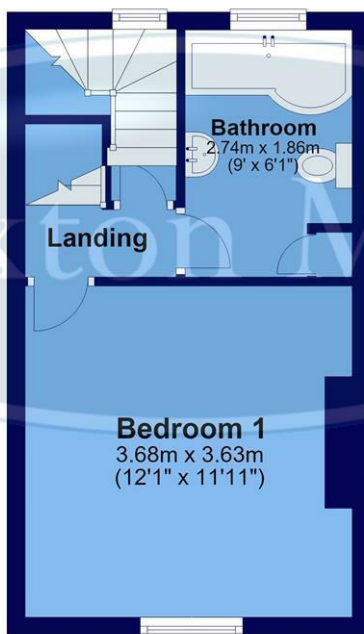
Ground Floor

Approx. 23.7 sq. metres (255.0 sq. feet)



First Floor

Approx. 23.7 sq. metres (255.0 sq. feet)



Second Floor

Approx. 23.7 sq. metres (255.0 sq. feet)



Total area: approx. 71.1 sq. metres (764.9 sq. feet)

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

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