

Springvale Road Crookes Sheffield S10 1LQ
Offers Around £325,000

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**** FREEHOLD **** Situated in the heart of Crookes with excellent amenities close-by is this two bedroom semi detached property with an occasional loft room which enjoys an elevated position and is beautifully presented throughout.

Set over three levels, the living accommodation comprises: enter through a front door into the lounge with a bay window. A door then opens into an inner lobby before reaching an impressive open plan kitchen diner with a log burning stove and exposed brick chimney. The kitchen has a range of high gloss handle less units with contrasting quartz worktops which incorporate the sink and drainer, a double oven and a gas hob. From here, there is also a door to the rear garden.

From the inner lobby, a staircase rises to the first floor landing with access into two double bedrooms and a well appointed shower room that features a double shower enclosure, WC and wash basin.

From the first floor landing, a staircase rises to the second floor where you will find an occasional loft room which benefits from a walk-in wardrobe and eaves storage.

- SEMI-DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- OPEN PLAN KITCHEN DINER
- TWO DOUBLE BEDROOMS
- OCCASIONAL LOFT ROOM
- ELEVATED POSITION
- FABULOUS LOCATION
- NEAR TO EXCELLENT AMENITIES
- FREEHOLD PROPERTY
- LOG BURNING STOVE





OUTSIDE

The property is set back from the road by way of a stone walled garden area. To the rear is a low maintenance, private garden which is fully paved and has access to a brick built outbuilding.

LOCATION

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.

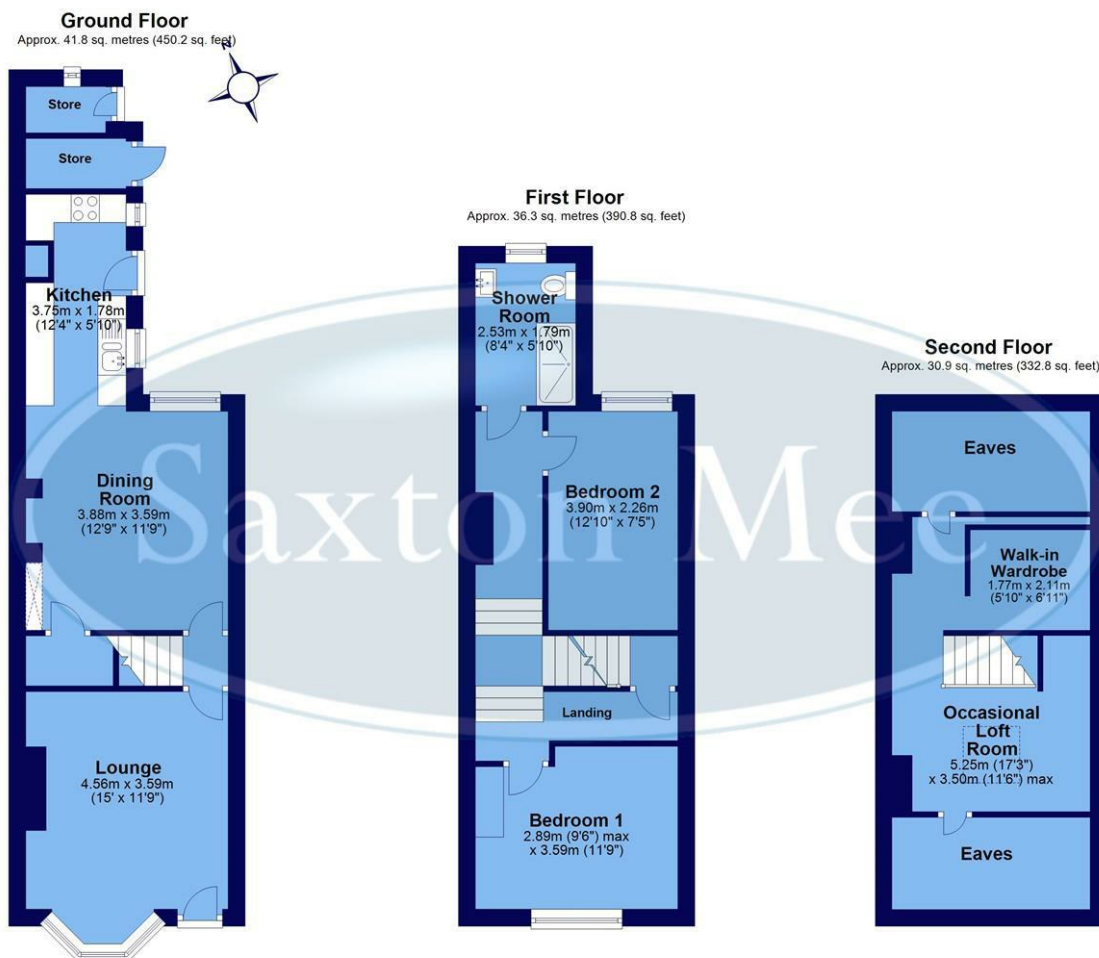
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Chris Spooner ANEAE

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. 109.0 sq. metres (1173.8 sq. feet)

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

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