

Saxton Mee



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Stothard Road Crookes Sheffield S10 1RE
Offers Around £190,000

St Luke's
Sheffield's Hospice

Stothard Road

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**** NO CHAIN **** Perfect for a first time buyer or those looking to downsize to this two bedroom, stone fronted mid-terrace located on this sought after street in the heart of the bustling Crookes community. The property has a low maintenance private rear garden with no third party access and benefits from double glazing, charming features and gas central heating. The property has access to a range of excellent local amenities including supermarkets, eateries and public transport links to the City Centre, central hospitals and Universities.

Tastefully decorated throughout, this well presented living accommodation briefly comprises: enter through a front door into the lounge with an exposed brick chimney breast, which is the focal point of the room. A door then opens into the kitchen/diner which has a range of units with shaker style cupboard doors and extensive worktops including a breakfast bar. Integrated appliances include an electric oven and gas hob. There is a tiled floor and a trap door which gives access to the cellar.

From the kitchen, a staircase rises to the first floor landing with access into the two bedrooms and the shower room. The principal bedroom has a double, exposed brick chimney breast, ornate cast iron fireplace and laminate wood floor. Single bedroom two is to the rear with laminate flooring. The shower room has feature wall panelling, a corner shower enclosure, wash basin with vanity unit and WC.

- STONE FRONTED TERRACE
- CHAIN FREE
- IDEAL FIRST TIME BUY OR THOSE LOOKING TO DOWNSIZE
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- PRIVATE GARDEN
- CHARMING FEATURES
- GAS CENTRAL HEATING
- LOUNGE & KITCHEN/DINER
- SHOWER ROOM





OUTSIDE

There is a private low maintenance garden to rear which has no through access for neighbouring properties, which is mainly stone shingle with planted beds.

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 several restaurants, pub and wine bars. Good regular public transport links with easy access to the city centre, Universities and central hospitals.

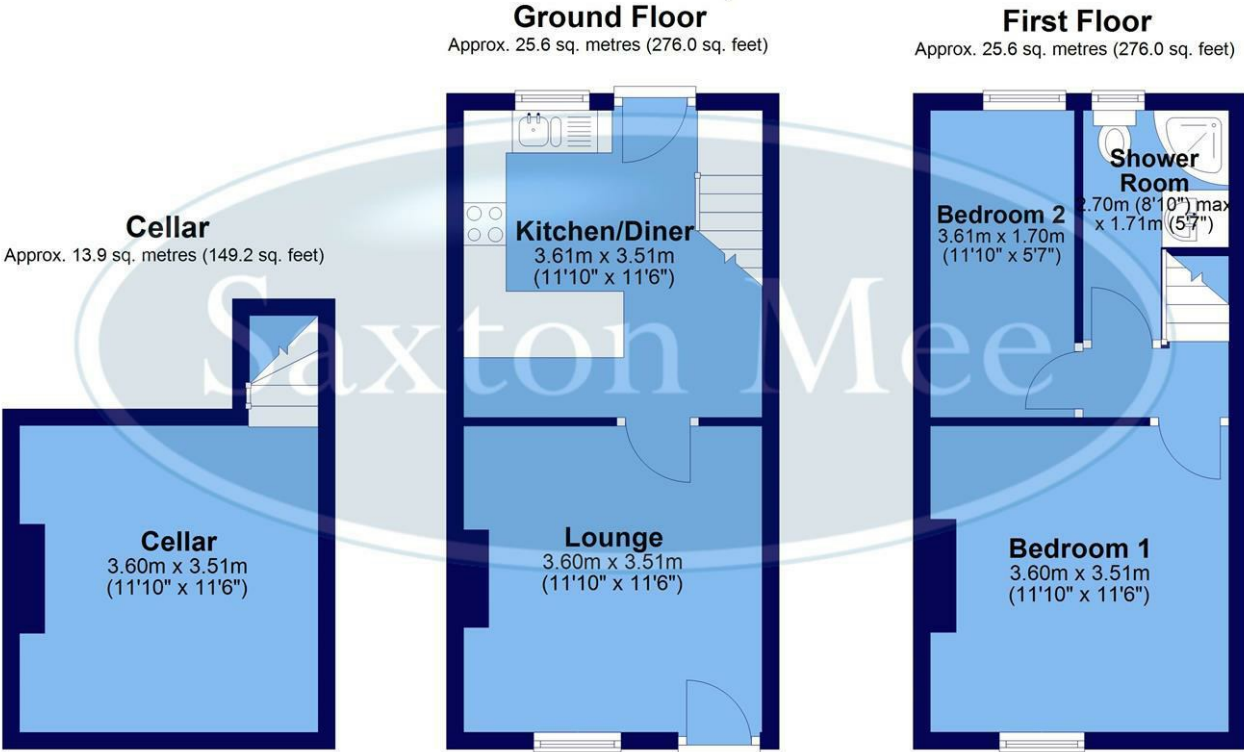
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1897.
The property is currently 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. 65.2 sq. metres (701.3 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
www.saxtonmee.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	92	69	93