



Salisbury Road Crookes Sheffield S10 1WB
Guide Price £270,000

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GUIDE PRICE £270,000-£280,000 ** FREEHOLD ** Offered for sale is this spacious four double-bedroom, stone-fronted terraced property, ideally situated within the highly sought-after residential area of Crookes with a good school catchment. The property benefits from accommodation extending fully over the passageway, uPVC double glazing and gas central heating.

The property is also Article 4 compliant, making it an attractive proposition for investors seeking an established rental property, while its generous accommodation also lends itself perfectly to use as a substantial family home.

The property is entered via a front uPVC entrance door which opens into the lounge which retains original ceiling coving and features a fireplace with useful fitted shelving positioned to either side of the chimney breast.

The kitchen/diner is fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include a double electric oven and four-ring hob with extractor above, together with space and plumbing for a washing machine and space for a fridge/freezer. A useful cupboard houses the gas central heating boiler.

A rear uPVC entrance door provides access to the exterior, while access from the kitchen leads to the cellar head, with steps descending to the cellar, providing valuable additional storage space.

The first-floor landing provides access to two double bedrooms and the shower room. The generous principal bedroom is positioned to the front of the property and benefits from a walk-in cupboard together with an attractive cast-iron feature fireplace. Bedroom two is another well-proportioned double room, situated to the rear, and also features a cast-iron fireplace. The shower room is fitted with a double shower enclosure, WC and wash hand basin set within a vanity unit.

The second floor provides two further double bedrooms, both benefit from Velux roof windows providing natural light.

- FOUR DOUBLE BEDROOMS
- STONE-FRONTED TERRACED PROPERTY
- HIGHLY SOUGHT-AFTER CROOKES LOCATION WITH A GOOD SCHOOL CATCHMENT
- ARTICLE 4 COMPLIANT
- IDEAL INVESTMENT OR FAMILY HOME
- ACCOMMODATION EXTENDING OVER THE PASSAGEWAY
- KITCHEN/DINER
- TWO FEATURE CAST-IRON FIREPLACES





OUTSIDE

To the front of the property is a low stone wall enclosing a forecourt. Shared access leads to the rear lawned garden.

LOCATION

Crookes is an incredibly popular location that leads to the network of Sheffield University sites, which can be easily accessed within a short walk. Crookes has comprehensive shopping facilities and excellent local public houses. Broomhill, with its fashionable cafés, pubs, restaurants and shops, can be found within half a mile and Sheffield City Centre is approximately two miles east. Sheffield Royal Hallamshire Hospital, Children's Hospital and Weston Park are all within one and half miles making this an ideal spot for consultants, hospital workers, and University staff. Good school catchment including Lygate Infant/Primary and Tapton Secondary School.

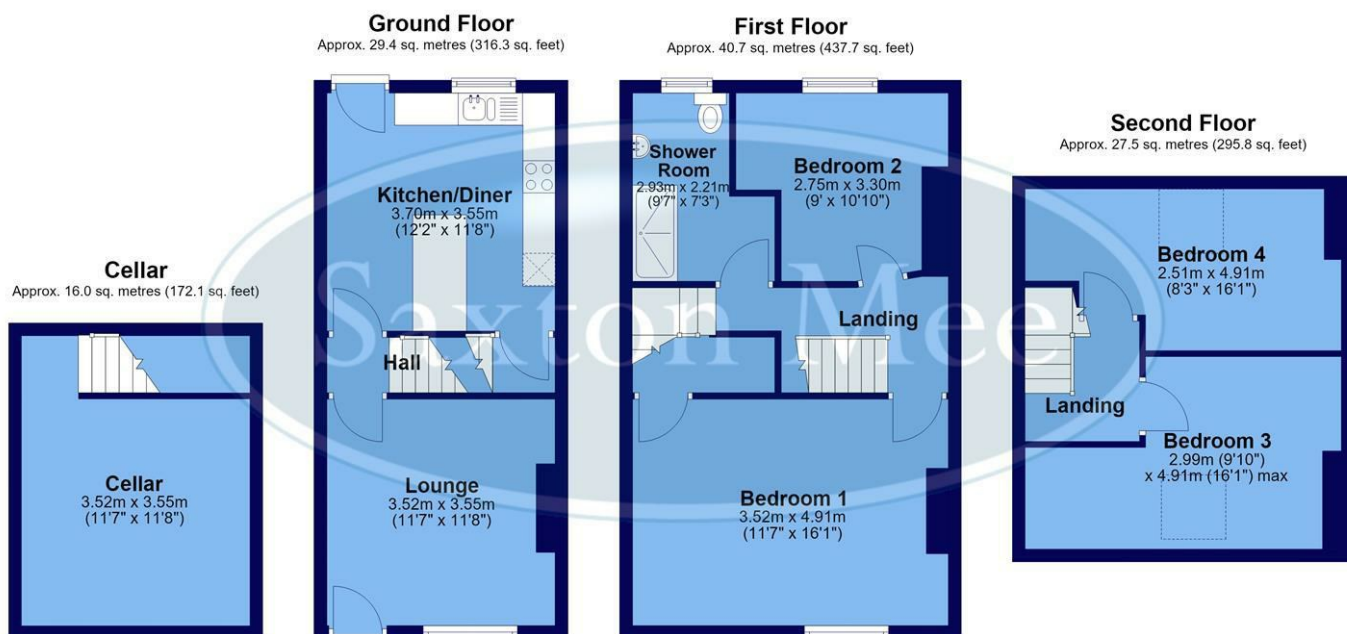
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

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. 113.5 sq. metres (1221.9 sq. feet)

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

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

