

Saxton Mee



Forres Avenue Crookes Sheffield S10 1WG
Offers Around £360,000

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Located within the highly sought after area of Crookes S10, is this superb three bedroom semi-detached house which enjoys flexible accommodation that includes an occasional loft room, and a garden room which has a shower room and would be suitable as an annexe for a dependent relative. The property has been well loved and cared for by the current owners, and now offers an exciting opportunity for new buyers to make this property their own.

Briefly the accommodation on the ground floor comprises a bay windowed lounge which has a feature fireplace, a WC/cloakroom, and a kitchen diner to the rear aspect that has French doors to the rear garden, and a range of fitted high gloss white units, an integrated fridge freezer, and a space saving radiator.

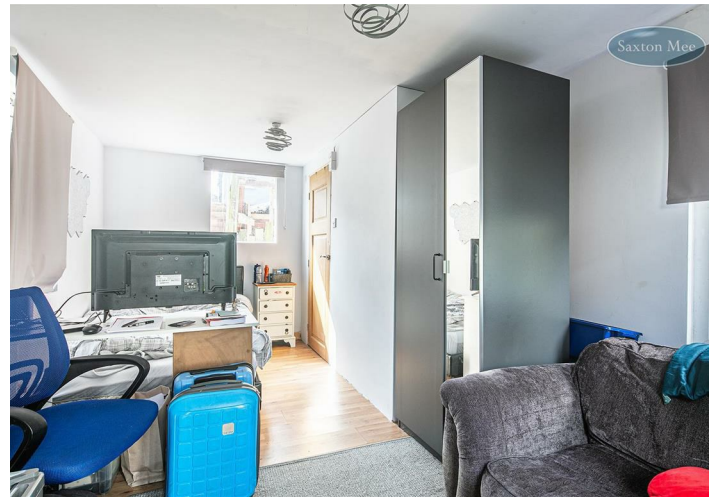
On the first floor there is a large double bedroom to the front aspect, two further bedrooms to the rear, a bathroom that has a white suite with a shower over the bath.

From the landing area, stairs lead to an occasional attic room that has a Velux window.

The property further benefits from a garden room which comprises a studio style room with an ensuite shower room.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS PLUS OCCASIONAL ROOM
- GARDEN ROOM/ANNEXE
- SOUGHT AFTER LOCATION
- EXCELLENT SCHOOL CATCHMENT
- SOUTH FACING GARDEN
- OFF ROAD PARKING
- SUPERB LOCAL AMENITIES





OUTSIDE

To the front is a block paved driveway providing off road parking. The rear enjoys a south facing garden that has a lawn area, established hedges, planted beds, and a brick built storage area.

LOCATION

Situated in the sought after area of Crookes which benefits from an array of local amenities including bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools including OFSTED rated outstanding Tupton Secondary School.

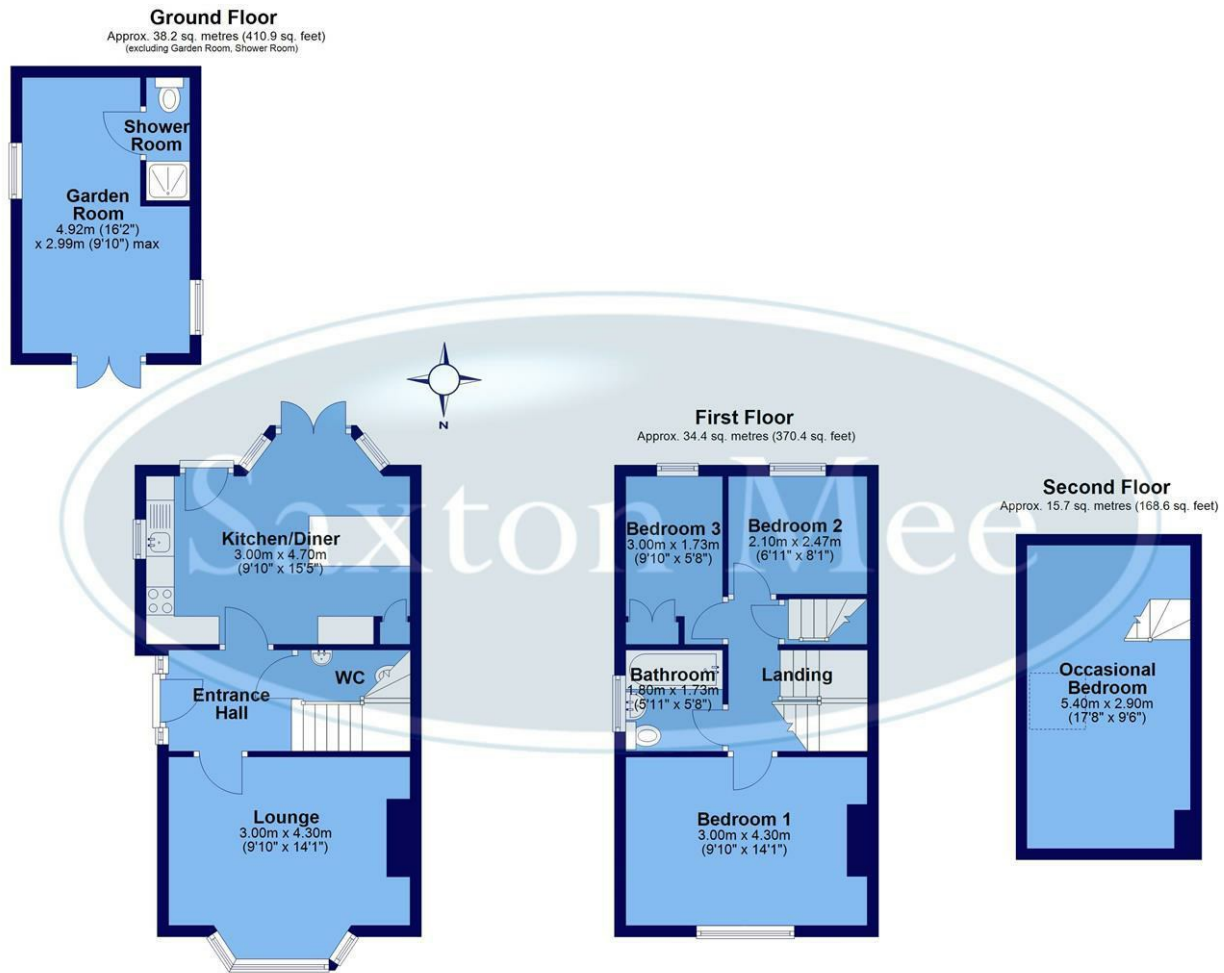
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Chris Spooner ANAEA

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. 88.3 sq. metres (949.9 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
69	75	67	70
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC