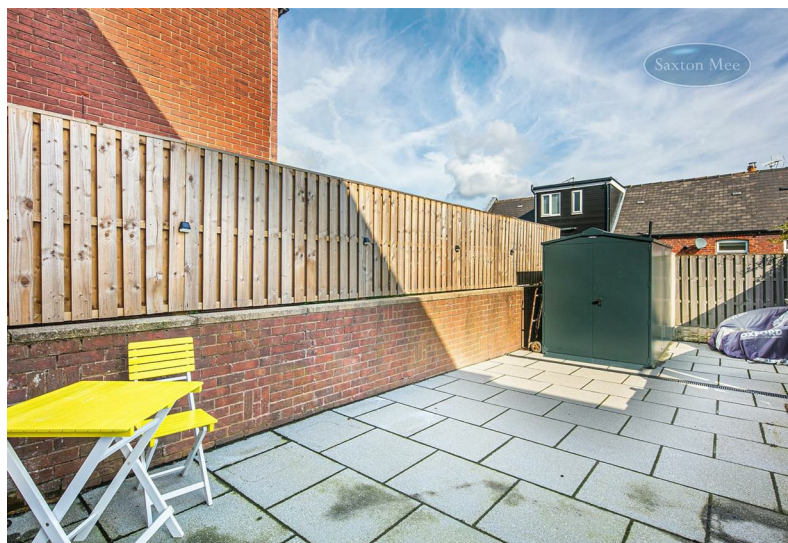




Netherfield Road Crookes Sheffield S10 1RB
Guide Price £160,000

Netherfield Road

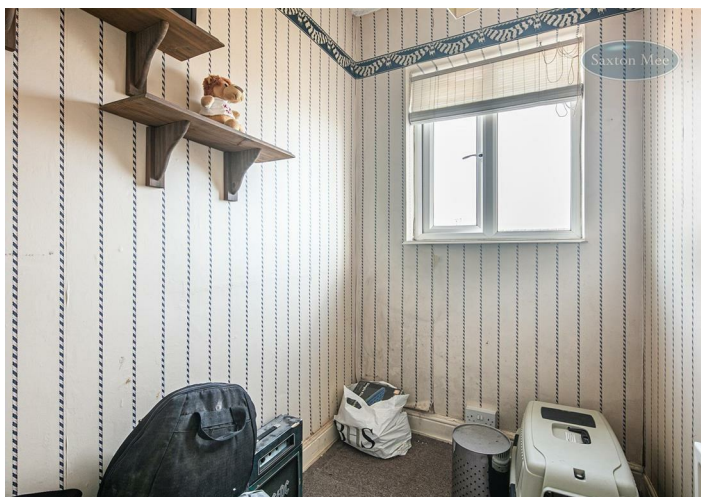
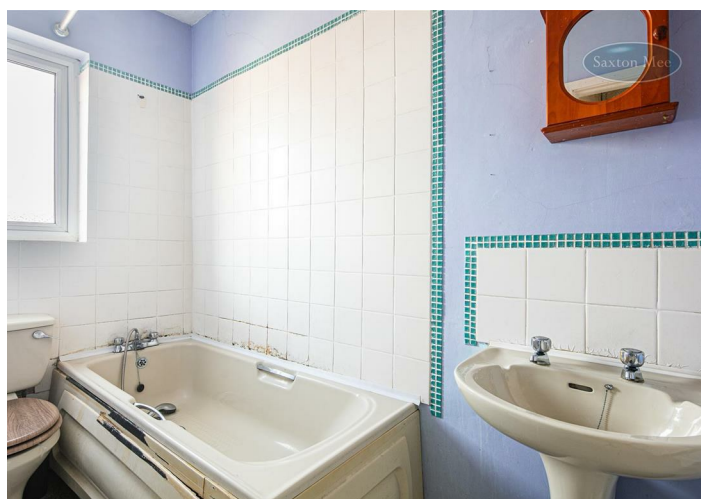
Sheffield S10 1RB

Guide Price £160,000

GUIDE PRICE £160,000-£170,000 Perfect for a first time buyer is this one/two bedroom, end-terrace located in the heart of the bustling community of Crookes, having an array of local amenities on the door step and excellent links to the "Steel City". The property enjoys a rear garden with no third party access and benefits from a brand new roof, new repointing to the rear, uPVC double glazing and gas central heating. In brief, the living accommodation comprises: uPVC rear entrance door which opens into the kitchen/diner having a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. Point for an oven, plumbing for a washing machine and space for a fridge freezer. A trap door gives access to the cellar which is of similar size to the lounge. A door through into the lounge with a front uPVC entrance door. From the kitchen, a staircase rises to the first floor landing with access into the loft space and the master bedroom. Bedroom two/study. Three piece suite bathroom with shower attachment, WC and wash basin.

- VIEWING RECOMMENDED
- IDEAL FIRST HOME
- NO THIRD PARTY ACCESS OVER THE REAR
- SOUGHT AFTER LOCATION
- AMENTIES CLOSE-BY





OUTSIDE

Shared access leads to the rear of the property. Access over the neighbouring property. This property has no third party access over the rear garden which has a new patio and fence. Useful garden store.

LOCATION

Situated in the popular residential area of Crookes with its array of local amenities including supermarkets, greengrocers, bakers, florist, beauty salons, cafes, takeaways and public houses. Excellent public transport links. A short journey to Sheffield City Centre.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 31st December 1899. The property is 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.



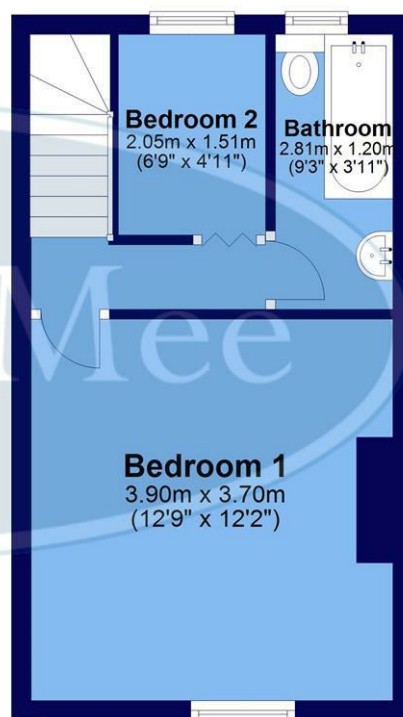
Ground Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



First Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



Total area: approx. 50.3 sq. metres (541.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

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