

Saxton Mee



**Cromwell Street Sheffield S6 3RN**  
**Offers Around £265,000**

**St Luke's**  
Sheffield's Hospice

# Cromwell Street

Sheffield S6 3RN

Offers Around £265,000

Situated in this popular and convenient location is this charming three bedroom, stone built, terraced property which has easy access to some excellent local amenities, the city centre, universities and hospitals. Beautifully presented throughout, the property enjoys a lovely south facing garden with summer house/home office, modern and contemporary décor, including some period features and an open plan kitchen/diner.

Set over four levels (including the cellar), the living accommodation briefly comprises: enter through a front door into the lounge with a bay window allowing natural light, attractive floor and a log burning stove, which is the focal point of the room. A door opens into the inner lobby with access into the dining room which has an opening through to the kitchen and access to the cellar head with steps descending to the cellar. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above along with housing for a fridge, freezer and dishwasher.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal bedroom is to the front aspect and has a feature fireplace. Bedroom two overlooks the rear. The bathroom has a white three piece suite including bath with overhead shower, WC and wash basin with vanity unit.

From the landing, a further staircase rises to the second floor and attic bedroom three.

- STONE BUILT
- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUTH FACING GARDEN
- SUMMER HOUSE/HOME OFFICE
- SOME PERIOD FEATURES
- LOUNGE WITH LOG BURNING STOVE
- SOUGHT AFTER LOCATION WITH EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS
- CLOSE TO AMENITIES





## OUTSIDE

To the front is a forecourt which sets the property back from the road. To the rear is a south facing garden which has a patio, lawn with planted borders and a summer house/home office.

## LOCATION

Walkley is an incredibly popular district to the North West of Sheffield City Centre with easy access to Crookes, Broomhill, Hillsborough, and is in the right area to get quickly to the various hospitals and the main university campuses. With a local Asda supermarket on nearby South Road, some great local independent shops at Walkley and Crookesmoor, and being situated on a good bus route, there are some excellent local amenities. It's also a convenient position for access to the M1 motorway network and the glorious outdoor space of the Peak District.

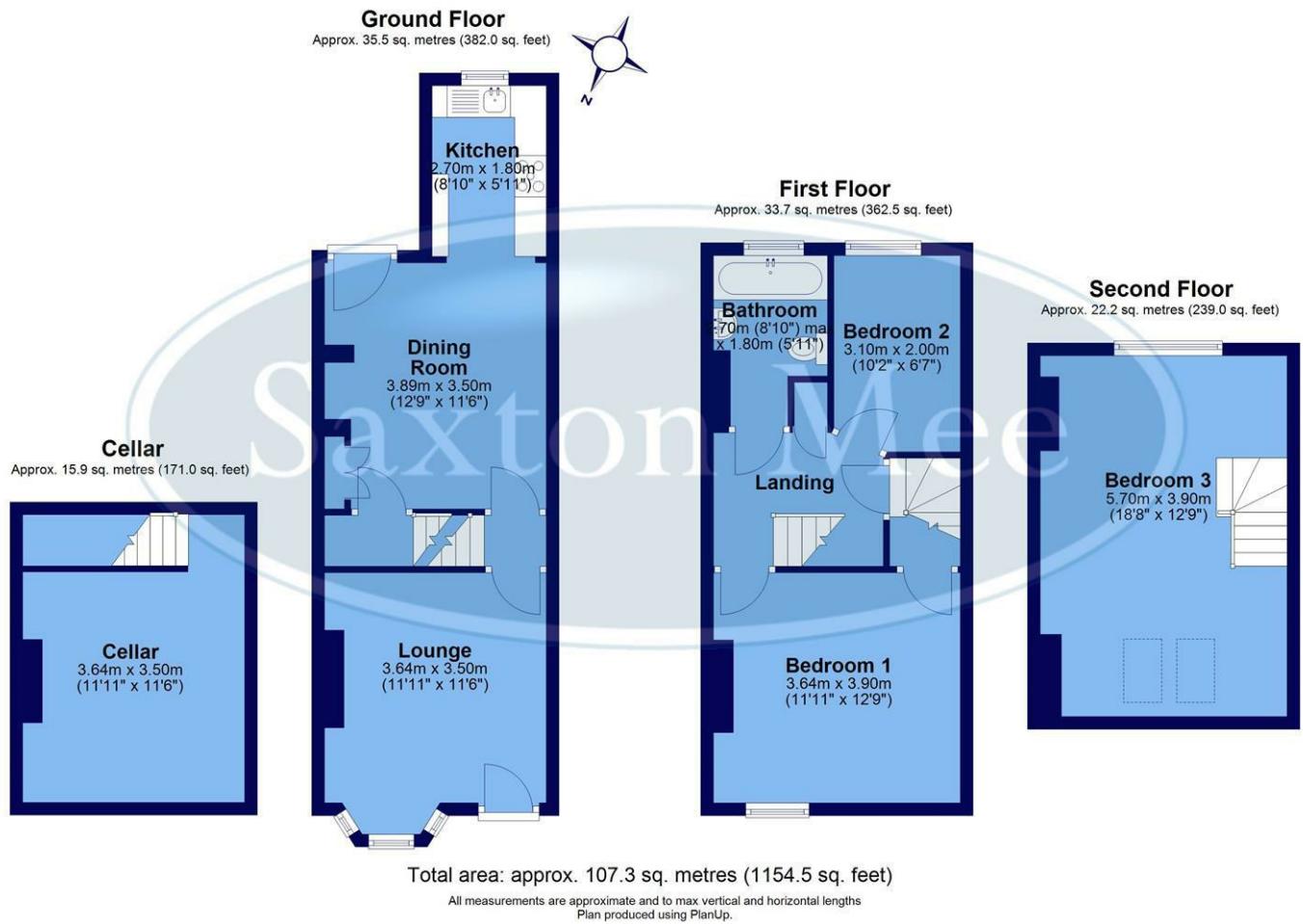
## MATERIAL INFORMATION

The property is currently Council Tax Band A.

## 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.



**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](http://www.saxtonmee.co.uk)



[OnTheMarket.com](http://OnTheMarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B3)	C
(D5-D6)	D
(E8-E9)	E
(F11-F12)	F
(G14-G15)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A
(B1-B1)	B
(B2-B3)	C
(D5-D6)	D
(E8-E9)	E
(F11-F12)	F
(G14-G15)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC