

Saxton Mee



**Salisbury Road Crookes Sheffield S10 1WA**  
**Offers Around £285,000**

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

# Salisbury Road

Sheffield S10 1WA

Offers Around £285,000

**\*\* WEST FACING GARDEN WITH NO THIRD PARTY ACCESS \*\*** Situated on this popular residential road in this sought after area of Crookes is this three bedroom stone built terrace property which enjoys a private rear garden and benefits from UPVC double glazing 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.

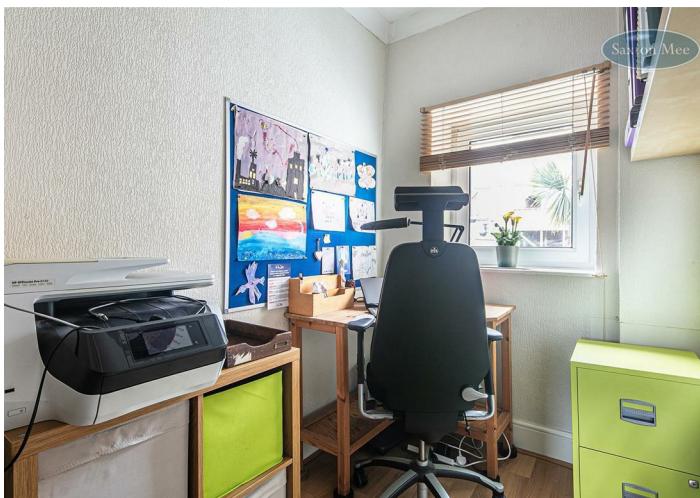
Set over four levels (including the cellar) the living accommodation briefly comprises; enter through a composite front door into the lounge with a bay window allowing natural light, original features include coving to the ceiling and picture rail along with laminate flooring and built-in alcove shelving. A door then opens into the inner lobby with access into the dining room. The dining room extends into the kitchen and has a range of Oak veneer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, a four ring hob with extractor above, fridge and a slimline dishwasher along with housing and plumbing for a washing machine and space for a fridge freezer. Access to both the rear garden and the cellar head with steps descending to the cellar.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom one is to the front aspect and has fitted wardrobes and laminate flooring. Bedroom two overlooks the rear also has laminate flooring and is currently used as a home office. The bathroom comes with a white three piece suite including bath with shower overhead, WC and wash basin.

A further staircase rises to the second floor and double bedroom three which has eaves storage, dormer window to the rear and a Velux window to the front with views over Sheffield.

- STONE BUILT THREE BEDROOM TERRACE
- PRIVATE, WEST FACING REAR GARDEN
- SOUGHT AFTER LOCATION
- OPEN PLAN KITCHEN DINER
- LOUNGE WITH BAY WINDOW
- THREE PIECE SUITE BATHROOM
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





## OUTSIDE

Small low maintenance area to the front of the property which is set back from the pavement by way of a stone wall. To the rear is a west facing, private garden that has no through access from neighbouring properties and has a lawn area, planted beds and patio areas.

## 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 public houses. 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 25th March 1899.

The property is currently Council Tax Band B.

## 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.

