

Pickmere Road Crookes Sheffield S10 1GY  
Price Guide £300,000

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GUIDE PRICE £300,000-£325,000 \*\* FREEHOLD \*\* WEST FACING REAR GARDEN \*\* Tucked away on this quiet cul-de-sac within the ever-popular suburb of Crookes is this three bedroom, bay fronted mid terrace property which enjoys a west facing rear garden and benefits from uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front door into the bay windowed lounge with impressive ceiling detail and LVT flooring. A door then opens into the inner lobby with access into the fabulous kitchen/breakfast room which is fully fitted with shaker style units along with contrasting worktops which incorporate the sink. There is a range of integrated appliances including a fridge freezer, slimline dishwasher, electric oven, induction hob with built in extractor and washing machine. There is LVT flooring, access to the cellar head and the rear garden.

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 with a useful under stair fitted cupboard. Bedroom two is a large single to the rear aspect. The beautifully presented bathroom is fully tiled and features a white suite with a shower over the bath.

A further staircase rises to the second floor which has a spacious double bedroom with a Velux window to the rear aspect.

- STONE FRONTED MID TERRACE
- BEAUTIFULLY PRESENTED
- RENOVATED TO A HIGH STANDARD
- THREE BEDROOMS
- STUNNING KITCHEN
- SOME PERIOD FEATURES
- LANDSCAPED REAR GARDEN
- SOUGHT AFTER LOCATION
- EXCELLENT AMENITIES
- FREEHOLD / EPC RATING C





## OUTSIDE

The property is set back from the pavement by way of a small planted raised garden area. To the rear is a west facing landscaped garden which is paved providing a perfect, private area for outdoor eating/entertaining.

## LOCATION

Pickmere Road is a popular residential road within the sought after area of Crookes S10. Crookes features an abundance of amenities including superb independent coffee shops and cafes, various eateries both for eat-in and take away, several pubs, and some fabulous local shops as well as a Sainsbury's Local and a Co-op. Regular bus routes offer easy access into the city centre, and the location is ideal for people needing access to the main city Hospitals and various University campuses.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

## 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.



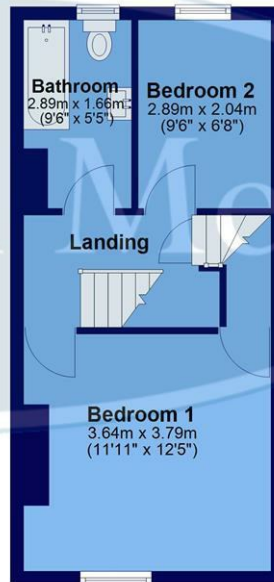
## Ground Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.9 sq. feet)



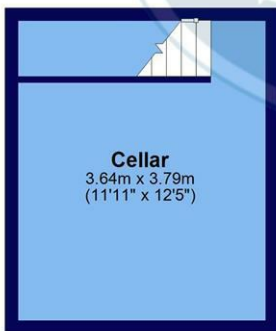
## Second Floor

Approx. 21.3 sq. metres (229.3 sq. feet)



## Cellar

Approx. 17.4 sq. metres (187.2 sq. feet)



Total area: approx. 103.0 sq. metres (1108.4 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](http://www.saxtonmee.co.uk)

