



Slinn Street Crookes Sheffield S10 1NZ
Offers In The Region Of £315,000

Slinn Street

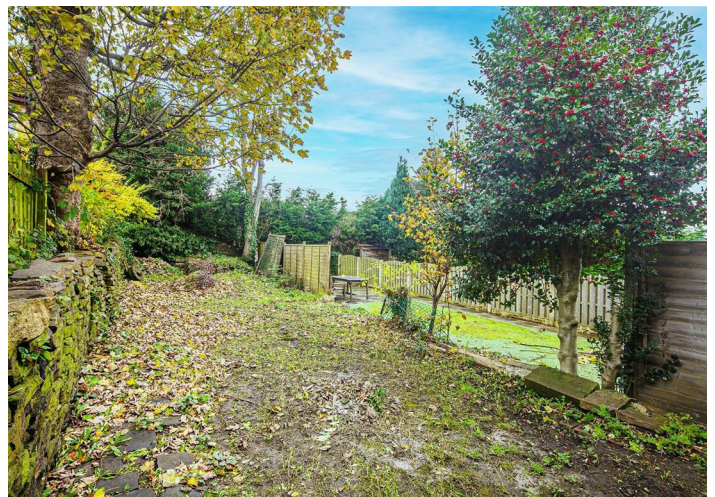
Sheffield S10 1NZ

Offers In The Region Of £315,000

A well presented, larger than average four bedroom end terrace property with generously proportioned accommodation and a fabulous private rear garden with no through access to neighbouring properties. This property is located in the popular residential area of Crookes, which has a host of excellent local amenities in the form of parks, pubs and shops. In addition to reliable transportation links giving quick easy access to the Universities, Hospitals and the City Centre. This property is offered on the open market with no onward chain and benefits from uPVC double glazing with a gas central heating system. In brief, the living accommodation comprises: A lounge to the front with an attractive solid wood floor and a lovely bay window allowing lots of natural light; An open plan dining room and kitchen with an attractive solid wood floor that flows all the way through to the french doors giving access to the rear garden; A kitchen with a series of solid wood ivory shaker wall, base and drawer units. All of which is complimented with a lightly stained solid oak worktop and a ceramic Belfast sink. (Furthermore, there is provision for integrated appliances. i.e. washing machine, dishwasher and a fridge freezer); In addition to these rooms, there is a cellar with similar dimensions to the lounge space, which is accessed from the dining room; A staircase rises to the first floor landing from the inner lobby, and gives access to two bedrooms and the family bathroom. The master bedroom having a front looking aspect is of a generous size and has a walk-in wardrobe, bedroom two overlooks the rear garden, and the family bathroom comes with a stylish three piece suite that includes a roll top bath, wall hung WC and a chrome frame mounted wash basin; A further staircase rises to the second floor landing with access to two attic bedrooms, with bedroom three having a large window allowing lots of natural light and bedroom four having a large velux sky light.

- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- OPEN PLAN LIVING/DINING/KITCHEN
- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- QUIET RESIDENTIAL ROAD
- LARGE PRIVATE GARDEN
- EXCELLENT AMENITIES CLOSE-BY
- REGULAR BUS ROUTES
- EPC RATING D





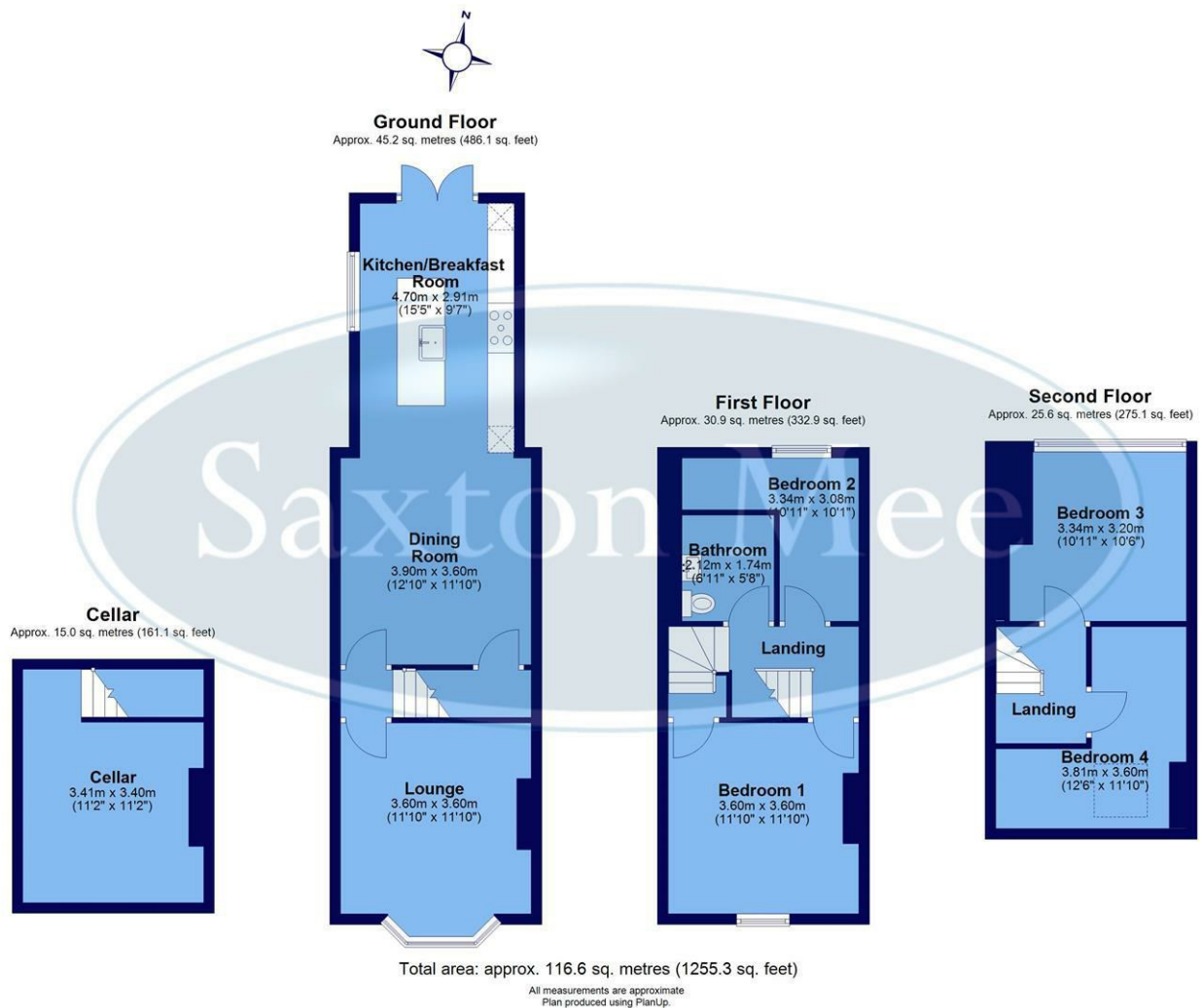
OUTSIDE
 To the front is a forecourt which sets the property back from the road. Access down the side of the property leads to the rear garden which is private, having no through access to neighbouring properties.

LOCATION
 Slinn Street is ideally located for the full range of excellent amenities Crookes, Broomhill and Crosspool have to offer, including local shops and supermarkets, schooling, pubs, fast food outlets and restaurants. Excellent public transport links provide easy access to the city centre, principal hospitals and universities.

MATERIAL INFORMATION
 The property is Freehold and 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.



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