

Saxton Mee



Blakeney Road Crookes Sheffield S10 1FE
Guide Price £190,000

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GUIDE PRICE £190,000-£200,000 ** NO CHAIN **

Perfect for a first time buyer or professional couple is this spacious three bedroom end of terrace located on a quiet no through road in the heart of Crookes, Sheffield 10. The property has recently been redecorated throughout and benefits from gas fired central heating and uPVC double glazing throughout. Briefly, the accommodation comprises: Inner lobby. Lounge to the front with bay window. To the rear is a kitchen diner having a range of wall, base and drawer units. Integrated oven with four ring hob over and modern extractor above. Plumbing for a washing machine. Ample space for a dining table and chairs. Rear entrance door. Access to the cellar being of similar size to the lounge. First floor: good size double bedroom one to the front. Bedroom two to the rear. Bathroom having a white suite and comprising bath with overhead shower, WC and wash basin. Second floor: superb attic bedroom three.

- VIEWING RECOMMENDED
- SPACIOUS ACCOMMODATION
- WELL PRESENTED
- THREE GOOD SIZE BEDROOMS
- POPULAR RESIDENTIAL AREA





OUTSIDE

A low stone wall encloses the front forecourt and sets the property back from the road. On street parking. Accessed from the side of the property is the rear garden.

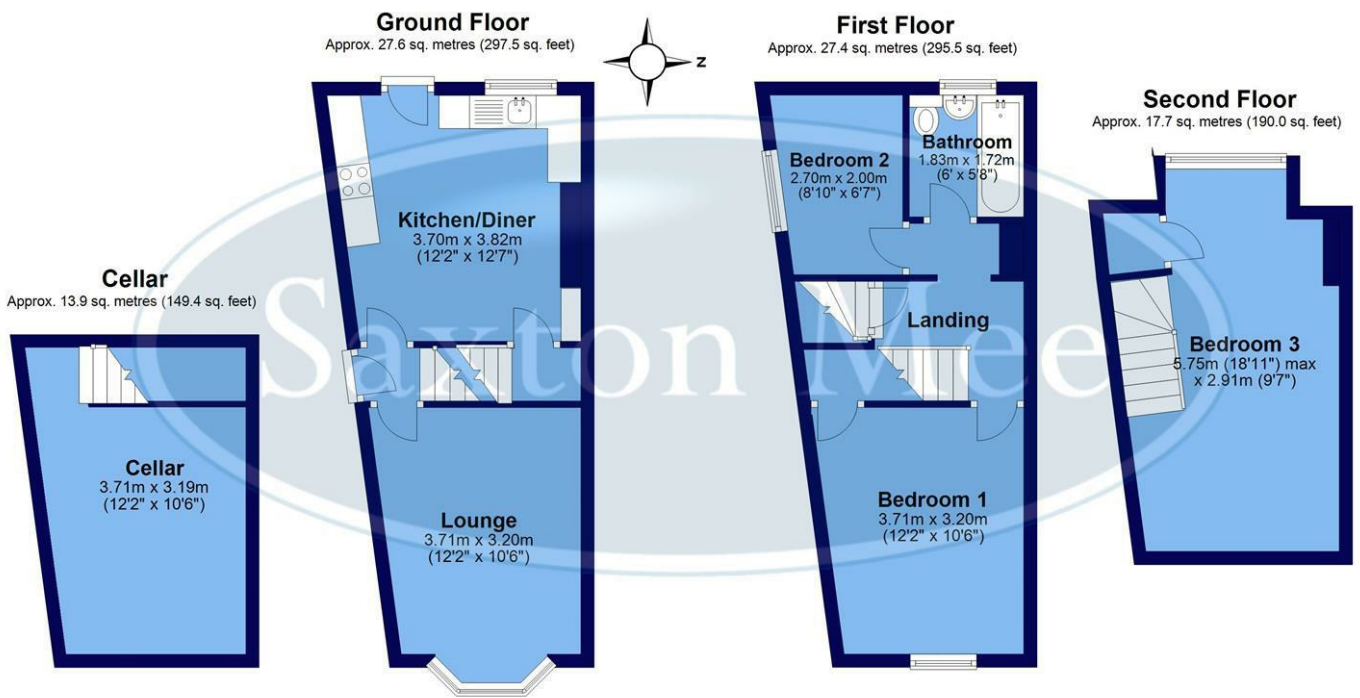
LOCATION

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. Easy access to Sheffield City Centre, Universities and central hospital.

VALUER

Lewis Hughes 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.



Total area: approx. 86.6 sq. metres (932.4 sq. feet)

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	84		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-95) A		(81-91) A	
(81-91) B		(61-81) B	
(69-80) C		(55-69) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC