

Saxton Mee



St. Anthony Road Crookes Sheffield S10 1SG
Offers In Excess Of £315,000

St Luke's
Sheffield's Hospice

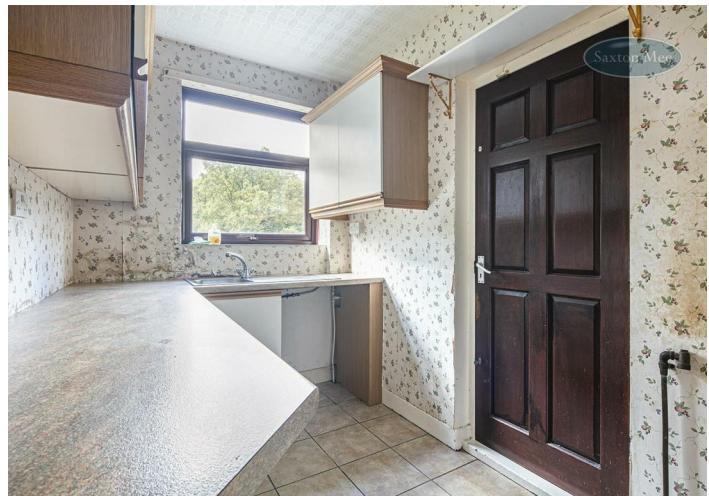
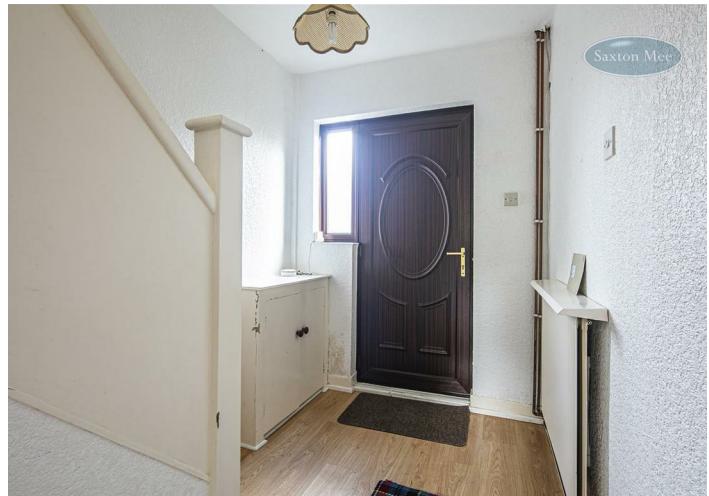
St. Anthony Road

Sheffield S10 1SG

Offers In Excess Of £315,000

**** NO CHAIN ** OFF ROAD PARKING **** Situated in this popular residential street with panoramic, uninterrupted views over the Rivelin Valley and Cloughfields, is this three bedroom semi-detached home, offered to the market for the first time since 1970. The property has uPVC double glazed windows and gas fired central heating, with the combi-boiler being installed in 2011 and recently serviced in 2022. Briefly, the living accommodation comprises: Entrance hallway with under stairs storage. Lounge to the front with central chimney breast. A sliding door lead in turn to the dining room. There is a separate kitchen with a range of fitted units, space for a cooker, washing machine and fridge/freezer. Side entrance porch and downstairs cloakroom/W.C off. First floor: two double bedrooms, the master benefitting from fitted wardrobes. The second double bedroom has fitted cupboards in addition. Single bedroom three. The family bathroom has a suite comprising bath with shower above, wash hand basin and low level W.C. Loft space ideal for storage otherwise ripe for conversion subject to the relevant planning and building consents being obtained. Beneath the kitchen and dining space is a basement, accessed from the rear garden, ideal for further storage space.

- NO CHAIN
- STUNNING VIEWS
- SOUGHT AFTER LOCATION
- IDEAL FOR A FAMILY
- POTENTIAL TO MODERNIZE
- EXCELLENT LOCAL AMENITIES
- REGULAR TRANSPORT LINKS
- WELL REGARDED LOCAL SCHOOLS





OUTSIDE

To the front is garden with a range of plants, enclosed with a low red brick wall. Off road parking. To the rear is well maintained garden with patio, established planted areas, as well as a greenhouse and garden shed. Beyond the garden owned by No.82 is a fruitful allotment. The allotment area is not part of the leasehold, but the land has always been occupied and cultivated as an extension of the garden by the owners (since purchasing the house in 1970) and by the previous two owners. Our client advises themselves and all previous enjoyed undisturbed possession with no adverse claims of possession. Rear vehicular access can be found from the track adjoining Tinker Lane.

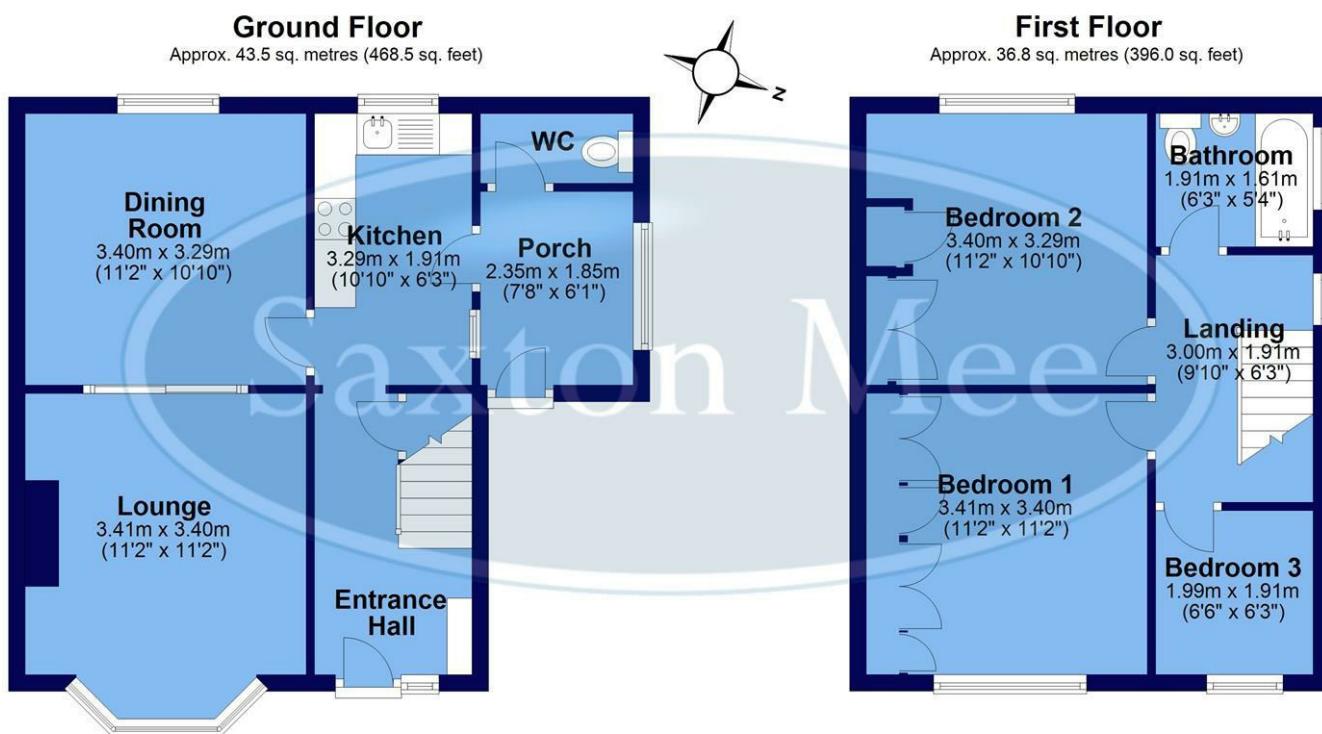
LOCATION

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 T. 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. 80.3 sq. metres (864.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge**

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st luke's
Sheffield's Hospice

| Energy Efficiency Rating | |
|--|----|
| Very energy efficient - lower running costs (A2 plus) | A |
| (B1-B1) | B |
| (B2-B9) | C |
| (D5-D8) | D |
| (E9-E4) | E |
| (F1-F8) | F |
| (G1-G8) | G |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | 71 |

| Environmental Impact (CO ₂) Rating | |
|--|----|
| Very environmentally friendly - lower CO ₂ emissions (A2 plus) | A |
| (B1-B1) | B |
| (B2-B9) | C |
| (D5-D8) | D |
| (E9-E4) | E |
| (F1-F8) | F |
| (G1-G8) | G |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |
| England & Wales | 85 |
| EU Directive 2002/91/EC | |
| England & Wales | 69 |