

# Saxton Mee



Springvale Road Crookes Sheffield S10 1LQ  
Guide Price £215,000



# Springvale Road

Sheffield S10 1LQ

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GUIDE PRICE £215,000-£225,000 \*\* EARLY VIEWING ADVISED \*\* A well presented, three bedroom terrace located in this extremely popular and convenient location of Crookes which enjoys a south facing garden and benefits from uPVC double glazing and gas central heating. In brief, the living accommodation comprises: an entrance door opens into the lounge having a large bay window filling the room with natural light, attractive wooden flooring and a gas fire set in a modern surround. Kitchen/diner having a modern range of wall, base and drawer units. Integrated gas oven with a four ring gas hob over and extractor above. Ample space for a dining table and chairs. Access to the cellar being of similar size to the lounge. From the kitchen a door gives access to the useful utility room with housing and plumbing for a washing machine, under counter fridge and space for freezer, wall mounted boiler and rear entrance door. First floor: bedroom one to the front. Bedroom two to the rear and benefiting from a fitted cupboard. Bathroom with a modern white suite and comprising bath with electric shower over, WC, wash basin and chrome towel radiator. Second floor: attic bedroom three benefiting from a Velux window.

- WELL PRESENTED ACCOMMODATION
- MODERN KITCHEN AND BATHROOM
- SEPARATE UTILITY ROOM
- THREE BEDROOMS
- SOUTH FACING GARDEN
- POPULAR LOCATION





## OUTSIDE

A stone wall and gate enclose the front forecourt and set the property back from the road. To the rear is a south facing garden mainly laid to lawn.

## LOCATION

The property is located within one of Sheffield's most prestigious postcodes and has excellent local amenities in both Crookes and on Commonsides. Highly regarded local bars and restaurants. Regular public transport and good local schools.

## 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. 94.3 sq. metres (1015.3 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(15-10)	G		
Not energy efficient - higher running costs			
		62	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-61)	B		
(55-40)	C		
(35-10)	D		
(15-10)	E		
(15-10)	F		
(15-10)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		57	87
England & Wales		EU Directive 2002/91/EC	