

# Saxton Mee



**Romsdal Road Crookes Sheffield S10 1HE**  
**Offers In The Region Of £175,000**





## Romsdal Road

Sheffield S10 1HE

Offers In The Region Of £175,000

**\*\* NO NEIGHBOURING ACCESS ACROSS THE REAR \*\* NO CHAIN \*\* POTENTIAL TO EXTEND TO THE REAR \*\*** Situated in this quiet position tucked away from the bustling high street in Crookes is this well presented, two bedroom mid-terrace which is ideal for both the buy-to-let investor or first time buyer. The property benefits from gas fired central heating and uPVC double glazing throughout. Briefly, the living accommodation comprises: an entrance door opens into the lounge with high ceilings and a ceiling rose. Kitchen to the rear having a range of wall, base and drawer units. Space for a fridge freezer, plumbing for a washing machine and integrated oven with four ring hob over and extractor above (all included in the sale). Ample space for a dining table and chairs. Rear entrance door. First floor: bedroom one benefiting for a fitted wardrobe. Single bedroom two. Bathroom with a white suite and comprising bath with overhead shower, WC and wash basin. Second floor: occasional loft room, boarded with a Velux window, ideal for storage.

- NO CHAIN
- uPVC DOUBLE GLAZING
- PRIVATE GARDEN
- QUIET RESIDENTIAL STREET
- GAS CENTRAL HEATING
- POTENTIAL TO EXTEND (STPP)







## OUTSIDE

To the rear is a private SOUTH EAST FACING courtyard garden with NO NEIGHBOURING ACCESS ACROSS meaning there is fantastic potential to extend the kitchen single storey or to extend double storey giving a third bedroom/bigger bathroom and bed two, subject to the relevant planning consents and regulations. Brick built store.

## 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.

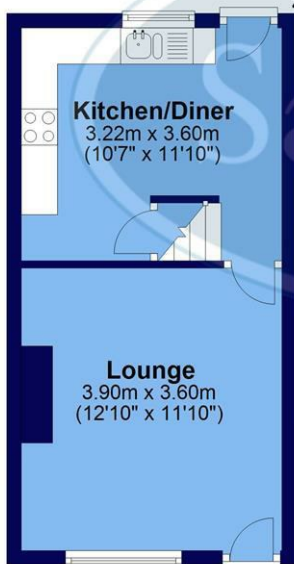
## Outbuilding

Approx. 1.3 sq. metres (14.4 sq. feet)



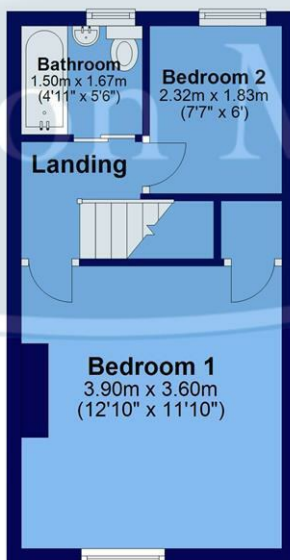
## Ground Floor

Approx. 26.0 sq. metres (279.9 sq. feet)



## First Floor

Approx. 26.0 sq. metres (279.9 sq. feet)



## Second Floor

Approx. 11.9 sq. metres (127.9 sq. feet)



Total area: approx. 65.2 sq. metres (702.1 sq. feet)

Crookes  
Hillsborough  
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91%) <b>A</b>			
(81-91%) <b>B</b>			
(69-80%) <b>C</b>			
(55-68%) <b>D</b>			
(39-54%) <b>E</b>			
(21-38%) <b>F</b>			
(1-20%) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	81	59

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91%) <b>A</b>			
(69-80%) <b>B</b>			
(55-68%) <b>C</b>			
(39-54%) <b>D</b>			
(21-38%) <b>E</b>			
(1-20%) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		