



Duncan Road Crookes Sheffield S10 1SP
Guide Price £325,000

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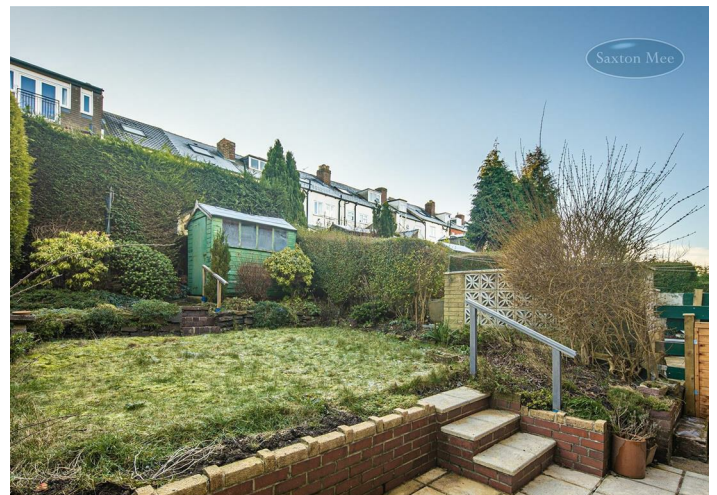
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GUIDE PRICE £325,000-£350,000 ** NO CHAIN ** FREEHOLD

** A simply stunning, fully refurbished three bedroom semi-detached home ideal for a family situated within this popular tree lined street in the heart of Crookes. The property has been subject to a full scheme of works including a full re-wire, new floor coverings, brand new kitchen and bathroom suites as well as a full re-decoration. Briefly, the accommodation comprises: Entrance lobby with stairs rising to the first floor. Bay windowed lounge to the front with oak effect flooring. To the rear is a stylish, bright and spacious dining/kitchen with a range of units at wall and base level having oak worktops incorporating the sink and mixer tap, space for a washing machine and fridge freezer. Integrated oven and hob with extractor above. Pantry beneath the stairs and a further store cupboard. French doors lead onto the patio. First floor: Two double bedrooms and a further single bedroom three. Modern family bathroom with bath and shower over, tiling to the walls, wash hand basin and W.C. Loft ideal for storage otherwise ripe for conversion subject to the relevant building and planning permissions being obtained.

- FULLY REFURBISHED
- BRAND NEW KITCHEN AND BATHROOM
- THREE BEDROOMS
- FREEHOLD
- SOUGHT AFTER LOCATION
- RECENTLY RE-WIRED





OUTSIDE

To the front is a walled garden with steps to the front door, a side gate gives access to the enclosed rear garden with patio, lawn, garden shed and a range of established plants.

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.

ADDITIONAL INFORMATION

Tenure: Freehold.

Council Tax Band: C.

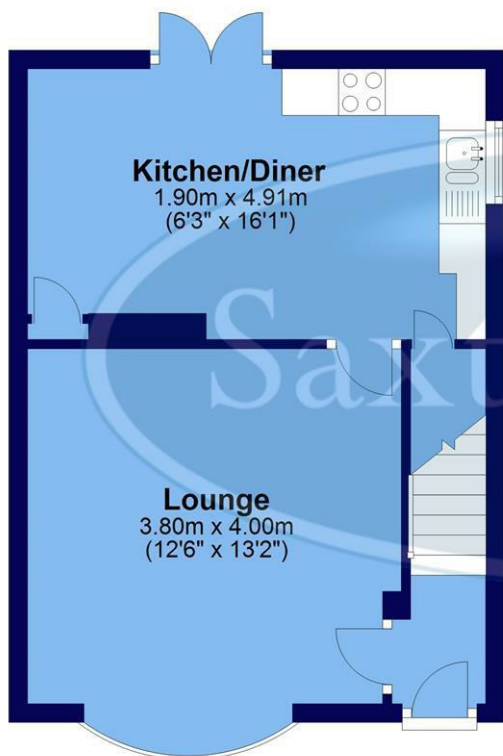
VALUER

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.

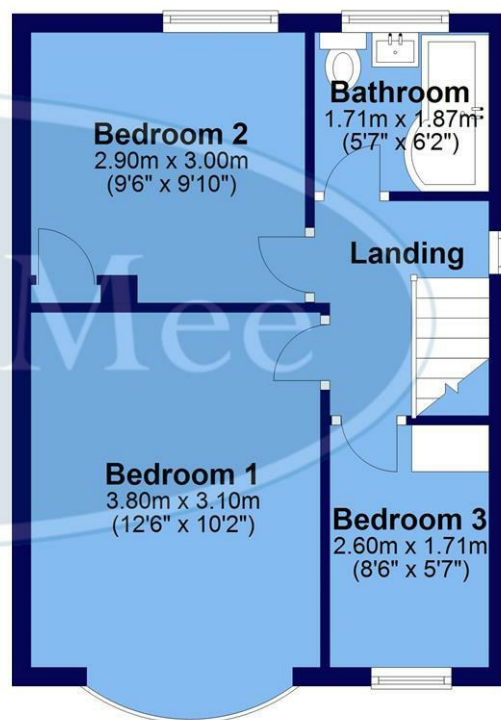
Ground Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



Total area: approx. 67.6 sq. metres (727.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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