

# Saxton Mee



Netherfield Road Crookes Sheffield S10 1RA  
Guide Price £170,000



## Netherfield Road

Sheffield S10 1RA

**Guide Price £170,000**

GUIDE PRICE £170,000-£175,000 \*\* NO CHAIN INVOLVED - EARLY COMPLETION AVAILABLE \*\* Perfect for a first time buyer is this well maintained, two bedroom, stone fronted mid-terrace located in the heart of the bustling community of Crookes, having an array of local amenities on the door step and excellent links to the "Steel City". The property enjoys a south facing rear garden and benefits from uPVC double glazing and gas central heating. In brief, the living accommodation comprises: an entrance door opens into the well proportioned lounge with feature fireplace, wooden flooring and a front window filling the room with natural light. Separate kitchen having a range of wall, base and drawer units. Integrated oven with four ring gas hob over and extractor above. Plumbing for a washing machine and space for a fridge freezer. Rear entrance door. A door opens to the staircase which rises to the first floor landing. Excellent master bedroom with a feature fireplace. Good size single bedroom two. Bathroom with a three piece white suite and comprising bath with overhead shower, WC and wash basin. Second floor: loft room.

- NO CHAIN
- SOUTH FACING GARDEN
- POPULAR LOCATION
- VIEWING RECOMMENDED





## OUTSIDE

On street parking to the front. Access down the side of the property to the rear garden mainly laid to lawn.

## LOCATION

Situated in the popular residential area of Crookes with its array of local amenities including supermarkets, greengrocers, bakers, florist, beauty salons, cafes, takeaways and public houses. Excellent public transport links. A short journey to Sheffield City Centre. On the door step to fantastic countryside and open space at the Bole Hills.

## 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.

## Ground Floor

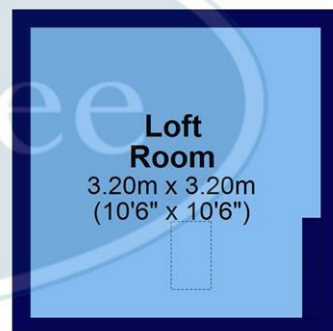
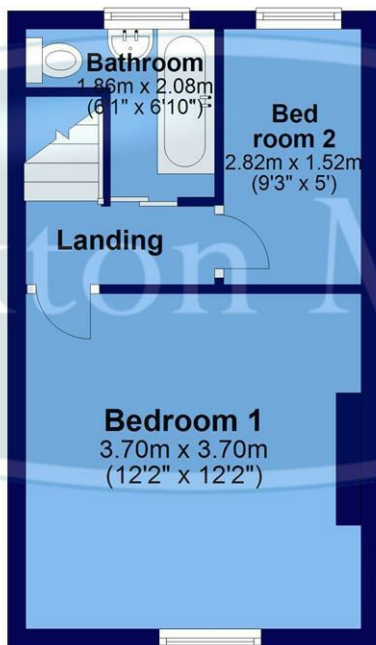
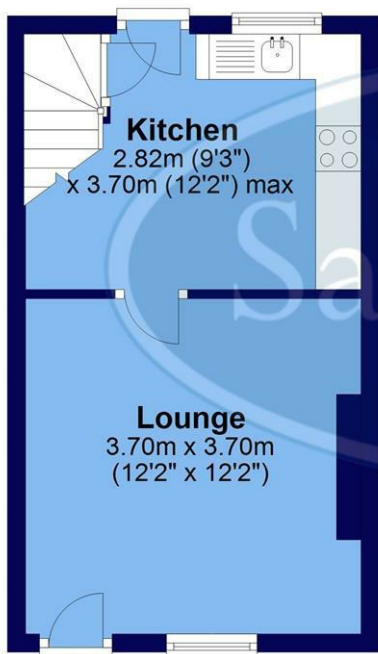
Approx. 24.5 sq. metres (263.7 sq. feet)

## First Floor

Approx. 24.5 sq. metres (263.7 sq. feet)

## Second Floor

Approx. 10.2 sq. metres (110.2 sq. feet)



Total area: approx. 59.2 sq. metres (637.5 sq. feet)

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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