

Saxton Mee



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**Melbourn Road Crookes Sheffield S10 1NS**  
**Price £265,000**

**St Luke's**  
Sheffield's Hospice

# Melbourn Road

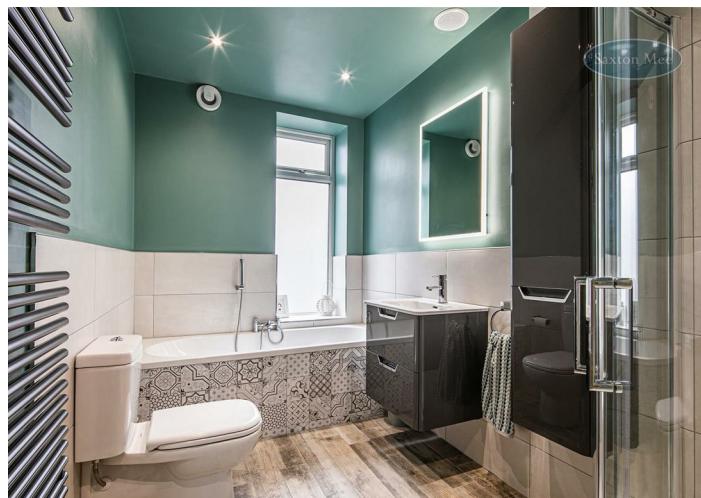
Sheffield S10 1NS

Price £265,000

**\*\* VIEWING ADVISED \*\*** Ideal for a family is this larger than average, three double bedroom, two bathroom mid-terrace benefiting from accommodation over the passageway and no neighbouring rights of access over the rear. The property also benefits from uPVC double glazing and gas central heating throughout. Combining the original features with a modern feel the well presented living accommodation briefly comprises: an entrance door opens into the lounge with a front bay window filling the room with natural light. The focal point of the room is the feature fireplace. Access to the cellar being of similar size to the lounge and useful for storage. Separate dining room with French doors opening onto the patio. Attractive flooring. Off shot kitchen having a range of wall, base and drawer units. Integrated oven with four ring hob and extractor. Housing and plumbing for a washing machine, dishwasher and fridge freezer. First floor: two double bedrooms. Family bathroom with a modern four piece suite and including a bath, separate shower cubicle, WC and wash basin. Second floor: superb attic master bedroom benefiting from an en suite shower room.

- THREE DOUBLE BEDROOMS
- MASTER WITH EN SUITE
- SPACIOUS ACCOMMODATION
- WELL PRESENTED
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING





## OUTSIDE

A low stone wall and hedging encloses the front forecourt and sets the property back from the road. On street parking. Access down the side of the property to the fully enclosed rear garden which is mostly laid to lawn with a patio area.

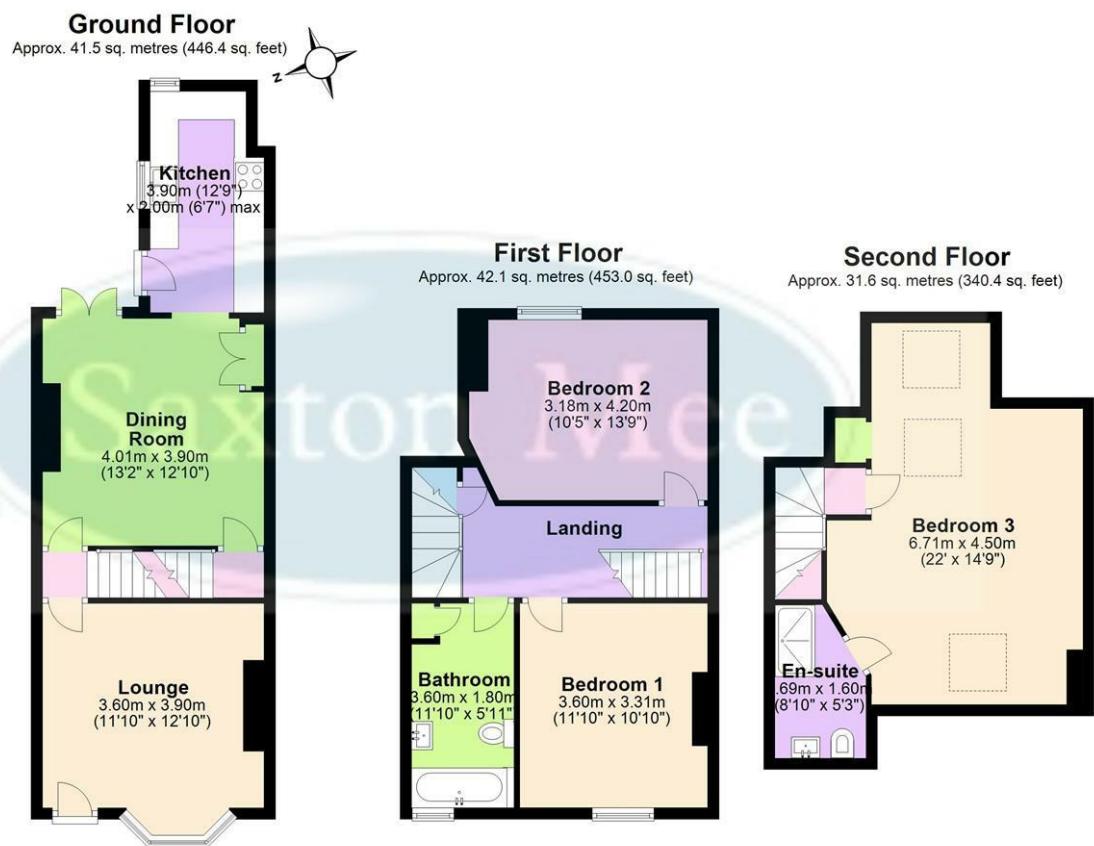
## LOCATION

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.

## 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.



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus) A	Current
(B1-B1) B	Potential
(B2-B9) C	70
(D5-D9) D	85
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus) A	Current
(B1-B1) B	Potential
(B2-B9) C	82
(D5-D9) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales