



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

Melbourn Road

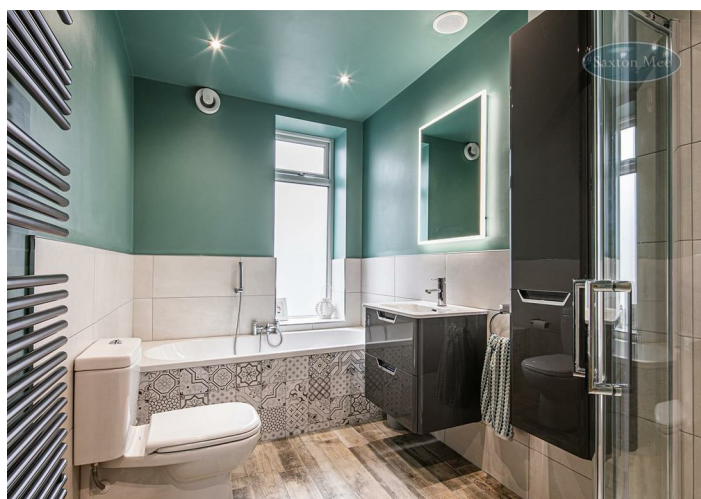
Sheffield S10 1NS

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**** 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

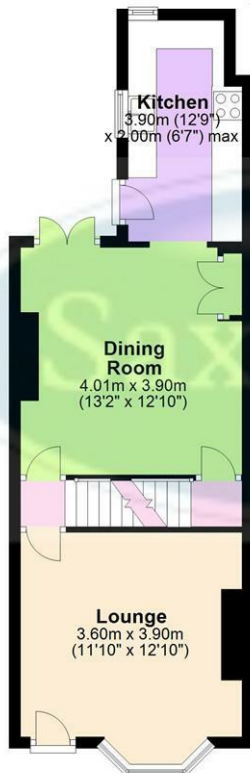
Situated in the popular residential area of Crookes with its array of local amenities including supermarkets, greengrocers, bakers, florist, beauty salons, cafes, takeaways and public houses. Excellent public transport links. A short journey to Sheffield City Centre. On the door step to fantastic countryside.

Valuer

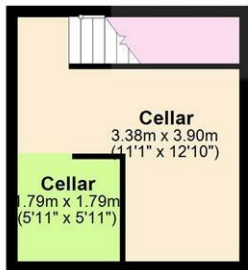
Lewis Hughes MNAEA

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Ground Floor
Approx. 41.5 sq. metres (446.4 sq. feet)



Cellar
Approx. 16.8 sq. metres (180.3 sq. feet)



First Floor
Approx. 42.1 sq. metres (453.0 sq. feet)



Second Floor
Approx. 31.6 sq. metres (340.4 sq. feet)



Total area: approx. 131.9 sq. metres (1420.1 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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