

Saxton Mee



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Midfield Road Crookes Sheffield S10 1SU
Offers In Excess Of £190,000

St Luke's
Sheffield's Hospice

Midfield Road

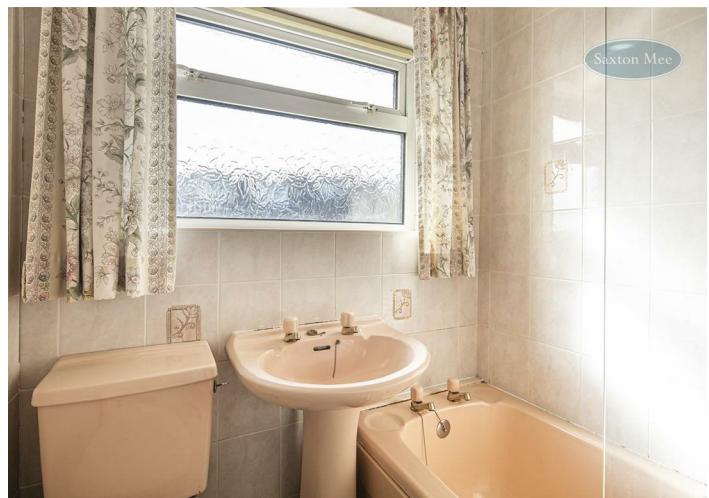
Sheffield S10 1SU

Offers In Excess Of £190,000

For sale with NO ONWARDS CHAIN and perfect for a first time buyer is this two bedroom mid-terrace with gardens to both the front and rear. The property benefits from gas fired central heating, uPVC double glazing and is ideal for the new owner to put their own stamp on with general modernisation required throughout. Briefly, the living accommodation comprises: entrance lobby with stairs rising to the first floor. Lounge to the front with central fireplace and surround. To the rear is a fitted kitchen having a range of units, space for a cooker, washing machine and fridge/freezer. There are two large store rooms and housing for the gas combination boiler. First floor: two good sized double bedrooms, the master benefitting from fitted wardrobes. There is a spacious family bathroom with wash basin, W.C and bath. Loft space ideal for storage.

- NO CHAIN
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- WIDE RANGE OF AMENITIES





OUTSIDE

To the front is a walled garden and steps with handrail rising to the front facing entrance door. A pathway beyond the garden gives rear access with no neighbouring access across the garden itself, making the space both child and pet friendly. The garden is mainly paved but has a range of well stock planted areas and offering potential to extend off the kitchen (subject to planning permission).

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.

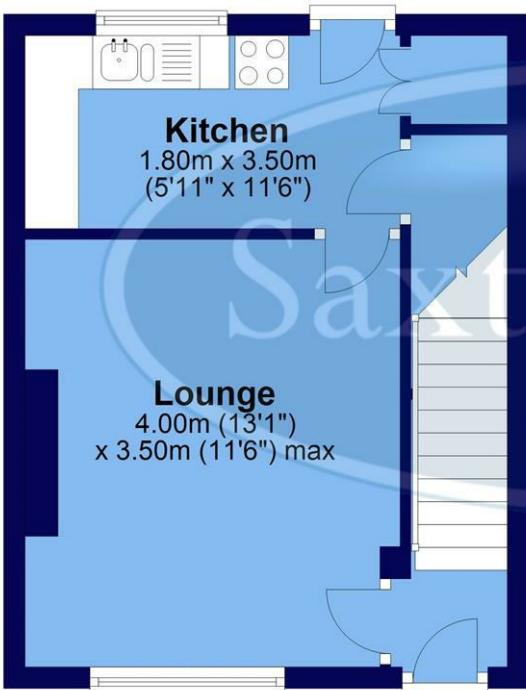
VALUER

Lewis 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.

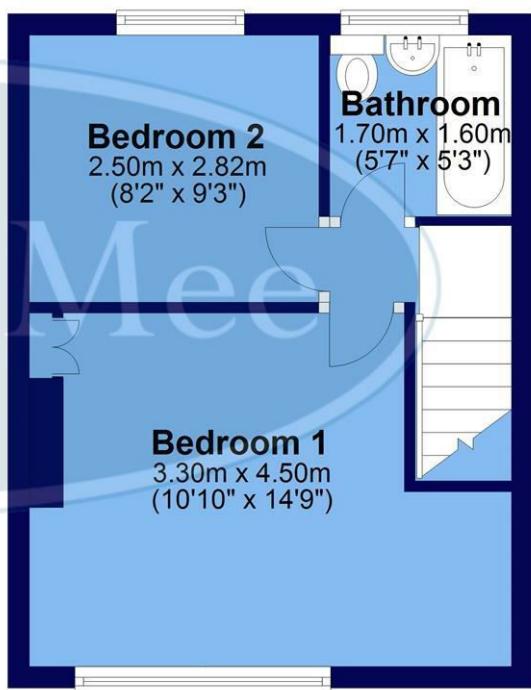
Ground Floor

Approx. 26.6 sq. metres (286.1 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.1 sq. feet)



Total area: approx. 53.2 sq. metres (572.2 sq. feet)

**Crookes
Hillsborough
Stocksbridge**

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www.saxtonmee.co.uk



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	88
(81-91) B	68
(70-80) C	
(55-69) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	B
(81-91) B	C
(70-80) C	D
(55-69) D	E
(39-54) E	F
(21-38) F	G
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	