



Midfield Road Crookes Sheffield S10 1SU
Offers In Excess Of £225,000

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**** A MUST SEE! ** OFF ROAD PARKING **** A rare and exciting opportunity has arisen to acquire this exciting home, offering two double bedrooms and excellent outdoor space, ideal for a first time buyer or a family alike. The property has a newly installed combination boiler and benefits from uPVC double glazed windows throughout. Briefly, the living accommodation comprises: Entrance lobby with stairs rising to the first floor. Bright and spacious lounge with front facing uPVC window and feature fireplace. Separate breakfasting kitchen having a range of fitted units, space for a washing machine, dishwasher and fridge/freezer. Built in electric oven with gas hob and extractor hood above. Sink with mixer tap. Large pantry ideal for storage. First floor: Two spacious double bedrooms and a modern shower room with a shower enclosure, wash hand basin and low level W.C. Loft space ideal for storage or potential to convert subject to the relevant building and planning consents.

- TWO DOUBLE BEDROOMS
- HUGE POTENTIAL
- OFF ROAD PARKING
- IMMACULATELY PRESENTED
- FREEHOLD





DEVELOPMENT POTENTIAL

Subject to approval and planning permission being obtained, there is the opportunity for the purchaser to extend the property to the side with a single or double storey elevation. There is further potential to extend to the rear and into the loft space. Please note that no planning applications have been submitted for this and it would be the responsibility of the purchaser to apply to the Council post completion.

OUTSIDE

To the front is a driveway for one car and a low maintenance front garden. The front garden could be adapted to provide further off street parking should the purchaser require. Side access leads to the fully enclosed rear garden, benefitting from no neighbouring rights across, with patio seating area and lawn. The garden has a south facing aspect, which is perfect for entertaining and al-fresco dining.

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.

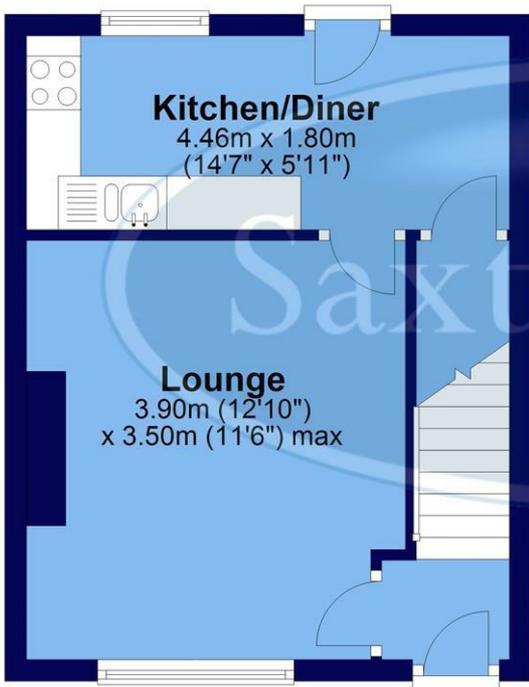
VALUER

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.

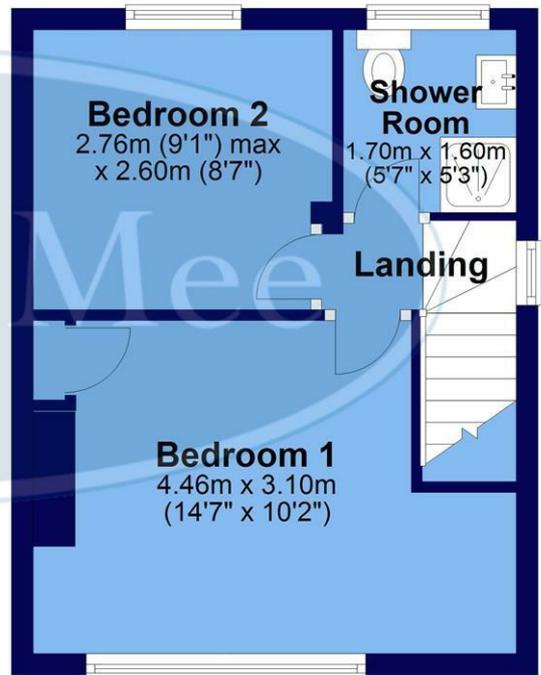
Ground Floor

Approx. 25.9 sq. metres (278.8 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.4 sq. feet)



Total area: approx. 51.8 sq. metres (557.2 sq. feet)

Crookes
Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		71	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
		71	88
England & Wales		EU Directive 2002/91/EC	