



Duncan Road Crookes Sheffield S10 1SN  
Guide Price £220,000

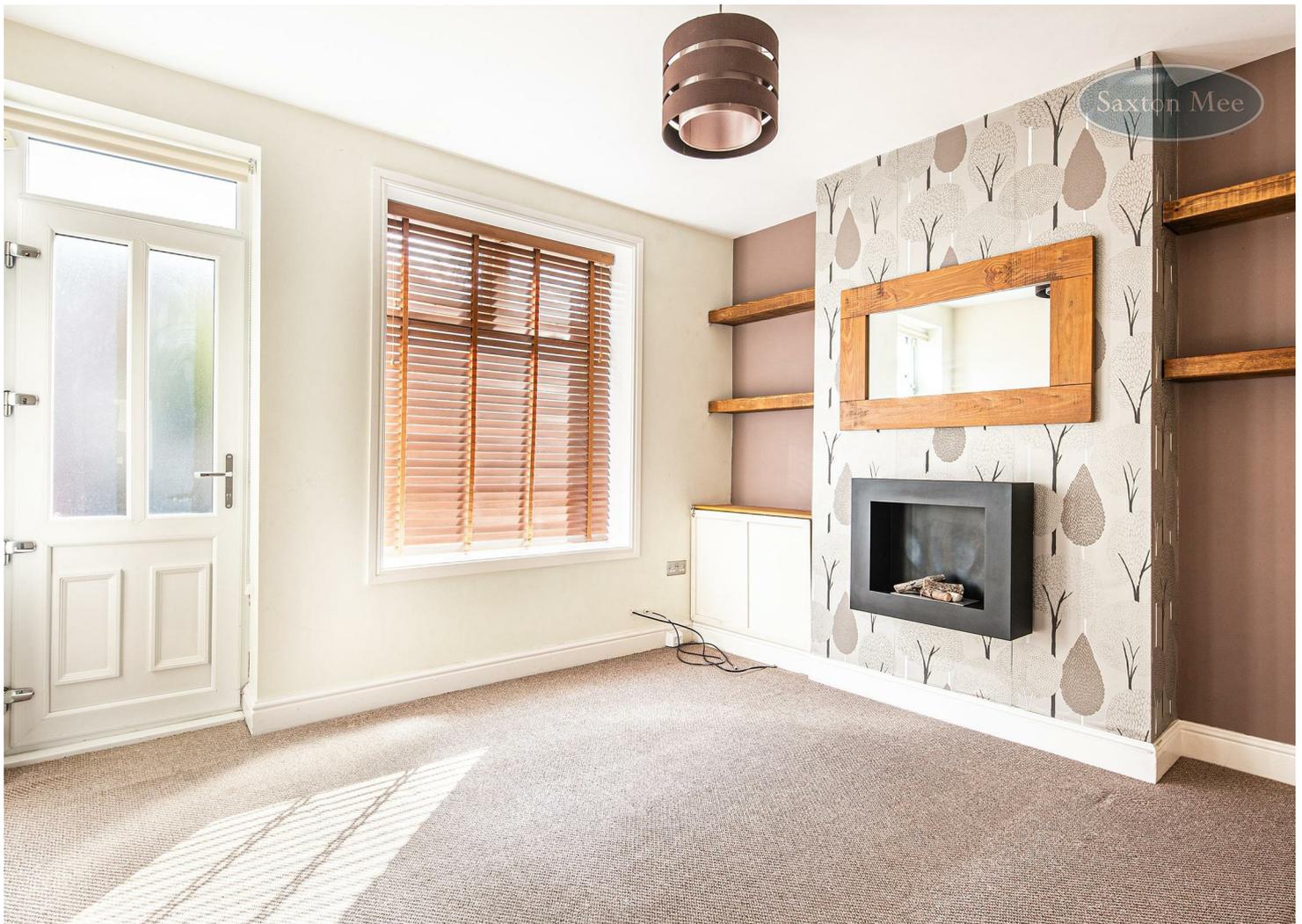
## Duncan Road

Sheffield S10 1SN

**Guide Price £220,000**

GUIDE PRICE £220,000 - £230,000 \*\* NO CHAIN \*\* Situated in the very heart of the bustling area of Crookes, is this fabulous stone fronted three bedroom mid-terrace which is much larger than average enjoying accommodation extending over the passageway. The property has uPVC double glazed windows and gas fired central heating throughout. The well presented accommodation briefly comprises: Lounge to the front with a large front window filling the room with natural light. Modern fitted Kitchen/diner to the rear with large pantry, a range of wall, drawer and base units, space for a fridge freezer and washing machine, gas oven with hob, as well as a sink with mixer tap. First floor: Modern family bathroom with suite comprising bath with separate shower cubicle, wash hand basin and W.C. Bedroom one to the front is a generous double. Bedroom two is situated to the rear and is much larger than average. Second floor: A large attic bedroom with plenty of natural light.

- THREE GOOD SIZED BEDROOMS
- NO ONWARDS CHAIN
- SOUGHT AFTER LOCATION
- TREE LINED CUL-DE-SAC
- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN AND BATHROOM
- COURTYARD STYLE GARDEN





## OUTSIDE

To the front is a courtyard setting the property back from the road, enclosed with a low stone wall. A shared passageway gives access to the rear is a good sized courtyard garden, with decked seating area and an area for flowers.

## LOCATION

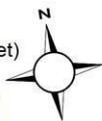
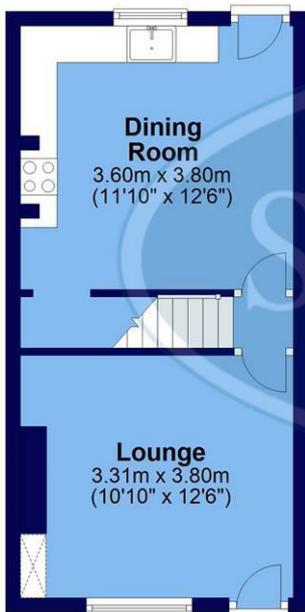
Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Good regular public transport links. Easy access to Sheffield City Centre, Universities and central hospital.

## VALUER

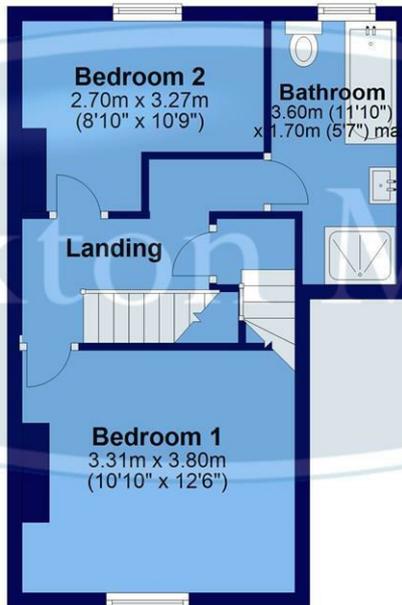
Lewis T Hughes MNAEA

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**Ground Floor**  
Approx. 29.6 sq. metres (318.5 sq. feet)



**First Floor**  
Approx. 34.3 sq. metres (368.7 sq. feet)



**Second Floor**  
Approx. 23.1 sq. metres (248.8 sq. feet)



Total area: approx. 87.0 sq. metres (936.1 sq. feet)

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

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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