EADON LOCKWOOD & RIDDLE
ESTD 1840

251, Western Road, Sheffield, S10 1LE

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Description

PRICE GUIDE : £525,000 - £550,000

The properties at the top of Western Road, on the cobbled part of the street, are highly regarded and tend to attract high levels of interest when they become available. Number 251 is situated on the south facing side of the street and has an excellent range of accommodation laid out over three floors, perfect for the family market. The current owner has maintained the house really well and has spent the last few years renovating the property to a high standard and it now presents as a quite beautiful home.

The stone built Victorian semi detached villa has retained much of its original charm and character and boasts generous room sizes and moulded covings to the high ceilings. These period features are accentuated by the more modern fittings that have been added in all the right places.

The extended kitchen is a great place to cook and entertain family and friends and, by adapting the old dining room, and changing it into a smaller snug, the current owner has managed to add a ground floor shower room off the entrance hall. They have also added an ensuite W.C to one of the double bedrooms on the first floor and split another room in the offshot into two to gain a further shower room and a cleverly designed first floor utility room.

There are five bedrooms including four good doubles and a smaller single bedroom which would make a great home office or dressing room and the bedrooms are supported by three bathrooms, a second floor W.C and the ensuite W.C.

The accommodation has plenty of room for those who now spend some time working from home and, with the tanking in the cellars, there are also excellent storage solutions for the family market or development potential for additional accommodation (subject to regs).

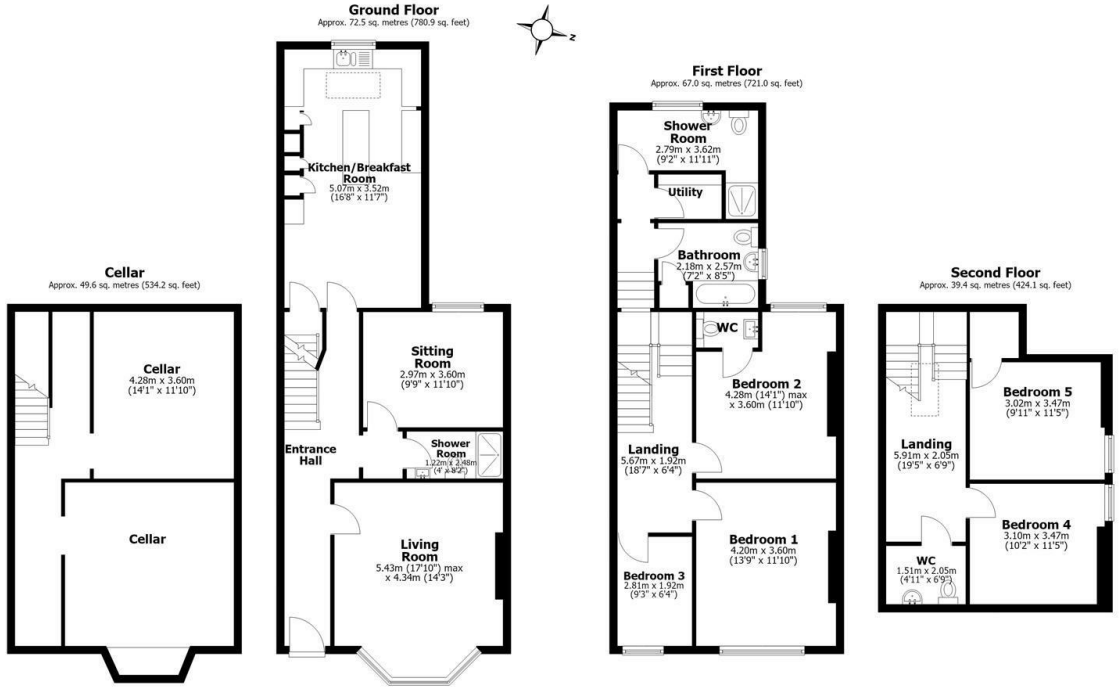
Crookes is such a great place to live as well. The local amenities have improved massively in the last few years with independent cafes and restaurants alongside many public houses, shops and transport links into town. The area is popular with all walks of life and the area is rapidly becoming a trendy and sought after part of town. Crookes is also convenient for access into town and is also home to The Bolehills Park where great views and recreation pursuits can be enjoyed.

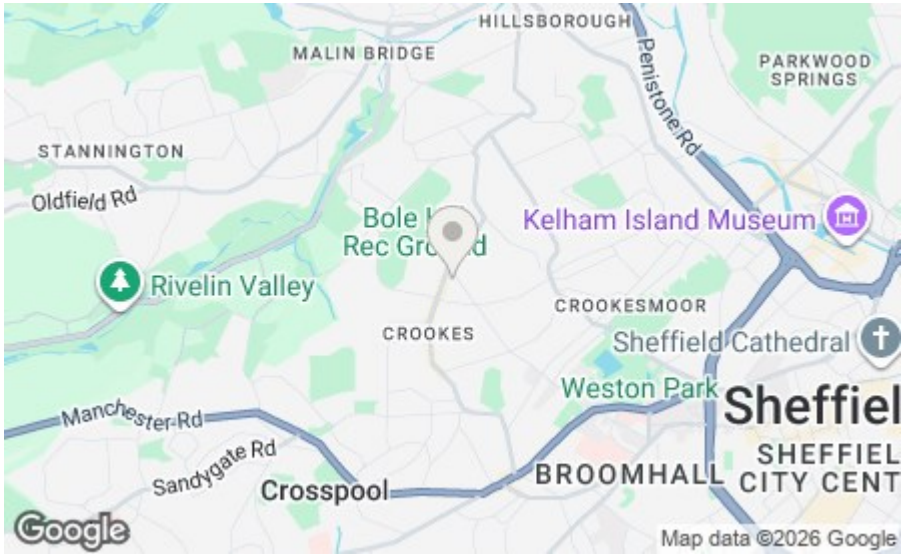
Schooling is well regarded and access to the surrounding countryside is a cinch with Rivelin Valley being the gateway to the beautiful Peak District National Park.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Large living room with a bay window and a gas stove. helping to create a warm and cosy feel in the colder months of the year.
- Welcoming reception hall with Herringbone Oak flooring creating a lovely first impression.
- Sitting room/snug providing the versatility to be used as you see fit.
- Large, open plan dining kitchen with elegant granite work surfaces.
- Three bath/shower rooms and two additional W.C's, one being ensuite.
- Tanked cellars offering space for storage or further development (subject to regs).





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