

27, Toftwood Road, Sheffield, S10 1SJ

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Description

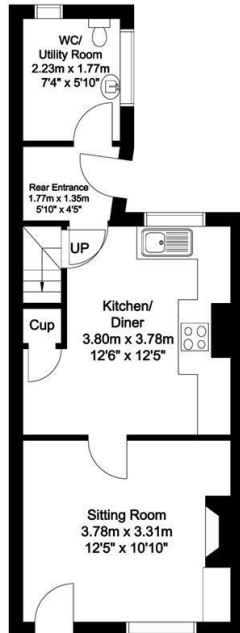
A pretty, stone fronted terrace which offers better proportions than most two bed properties due to the two storey offshot to the rear which combines to make 732 square feet of accommodation in total. The property is situated at the end of the run and as such benefits from an end of run garden which crucially also catches the majority of the days sun and has no neighbours having to cross your land. At present the layout includes a rear lobby and a ground floor utility and W.C room in the offshot and a further bathroom situated above, on the first floor. It is suggested that with a little time and effort the property could be reconfigured to form three bedrooms on the first floor and a bathroom on the ground floor which may suit the next owners requirements and to perhaps improve the rental return if bought by an investor. Crookes is a lovely place to live, with The Bollehill Park acting as the gateway to the surrounding countryside on one side of the valley and the excellent amenities and transport links on the other side, creating a vibrant social scene and superb shopping that is popular with the broad demographic of resident. The area is very popular with those with either a medical or academic background due to the close proximity of the main city hospitals and universities. The property has UPVC double glazing throughout and a modern gas central heating system via a combination boiler and is available with no onward chain.

- Two double bedrooms, one with a fitted wardrobe.
- Sitting room at the front of the property.
- Breakfast Kitchen with fitted wall and base units and a handy, under stairs storage cupboard.
- Ground floor lobby area with access to the garden.
- Ground floor W.C/ utility room and first floor bathroom.
- Great location, close to local amenities, the main city hospitals and universities and surrounding countryside.
- End of run, south facing rear garden.
- No onward chain.
- Freehold owned, Council Tax Band A and EPC rating 65D (nearly C).
- UPVC double glazing and gas central heating.

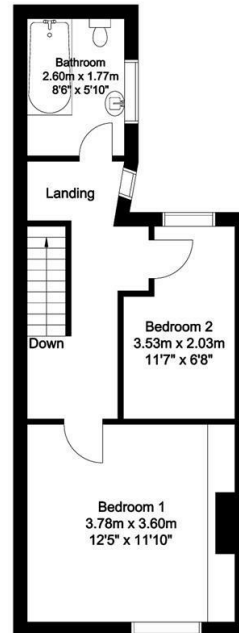




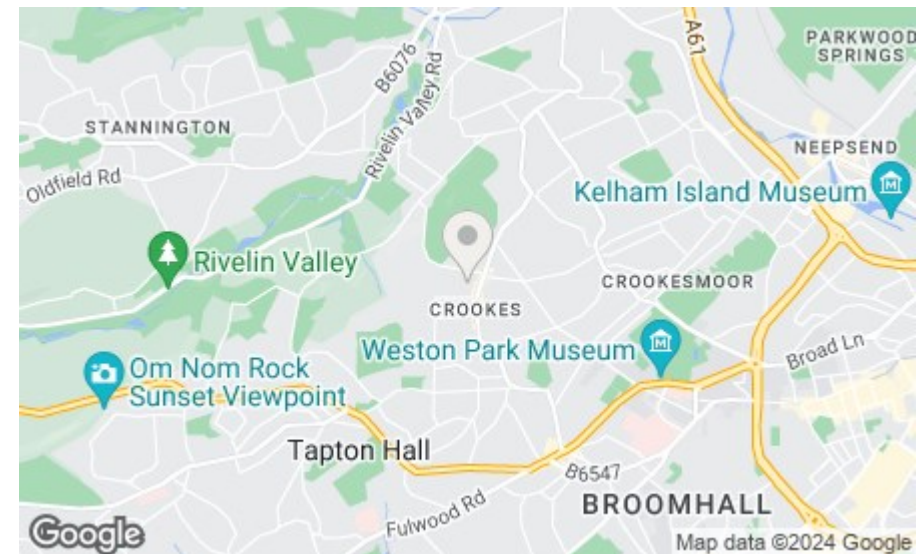
Ground Floor
34 sq m/365.97 sq ft
Approx.



First Floor
34 sq m/365.97 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2023



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