





# Netherfield Road, Crookes, S10 1RA

Offers Over £220,000

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## Why We Love It

Netherfield Road enjoys an enviable location surrounded by a vibrant tapestry of local amenities. Residents will find themselves near a plethora of pubs, charming cafes, and independent shops, offering a diverse array of experiences. With the bustling districts of Hillsborough and Walkley nearby, there's no shortage of entertainment and attractions. For those seeking a breath of fresh air, the surrounding green spaces provide a welcome escape, and the picturesque Bole Hills, just a short walk away, offer panoramic views and a tranquil setting for outdoor activities.

## Why You'll Love It

Enter a contemporary haven where sophistication seamlessly meets comfort at Netherfield Road. The well designed layout, characterised by practicality and style, creates an inviting ambiance throughout. The ground floor unfolds into a tastefully appointed kitchen and a comfortable lounge, establishing this level as the heart of daily activities with its warm and inviting atmosphere. Ascend to the first floor, and a meticulously presented three-piece bathroom suite awaits, adorned with modern fixtures and an overhead shower that adds a touch of luxury to this well-maintained space. The first floor hosts a generously sized bedroom, offering a tranquil retreat, while the second floor reveals a versatile attic bedroom, perfect for various uses. Convenience with on-street parking available, ensuring easy access for both residents and visitors. Step into the private back garden to embrace outdoor living in a secluded space, ideal for relaxation, entertaining, or indulging your green thumb. Throughout the home, a neutral decor palette serves as a canvas for personalisation, allowing you to transform this residence into your unique haven.

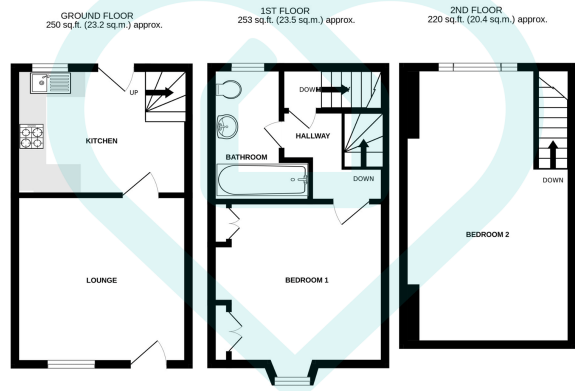
## MATERIAL INFORMATION

Lease Start Date 19 Jul 1900

Lease End Date 25 Mar 2700

Lease Term 800 years from 25 March 1900



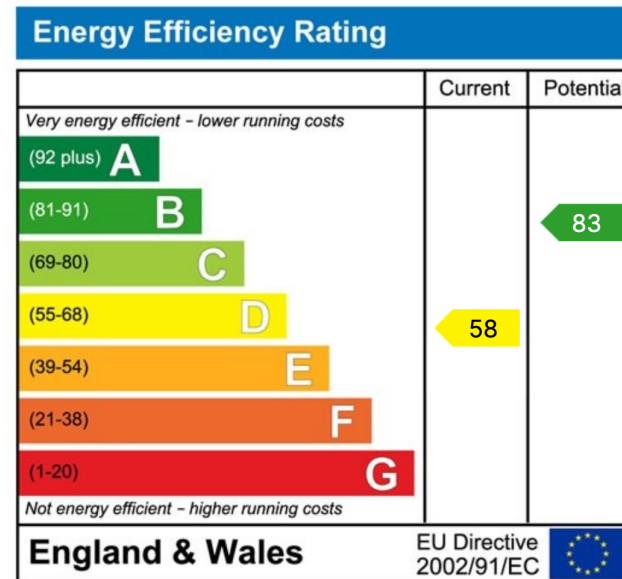


TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Proximity to Amenities
- Spacious
- Two Double Bedrooms
- On Street Parking
- Ease of Access to the City Centre
- Plenty of Local Independent Shops in the Vicinity
- Modern 3 Piece Bathroom
- Private Rear Garden
- Transportation Links
- Sought After Location



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### Get in touch - arrange an appointment



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