



Duncan Road, Crookes, Sheffield, S10 1SP

Offers In Region Of £120,000

2 1 1



## CASH BUYERS ONLY - Short Lease

### A Spacious Two-Bedroom Apartment with Incredible Views and Huge Potential

Set on the top floor of this well-kept development in the heart of Crookes, this generous two-bedroom apartment offers outstanding space, far-reaching views, and a brilliant opportunity for modernisation. With a large lounge, separate kitchen, two bedrooms, and allocated parking, it's the perfect project in a prime Sheffield location.

#### Why You'll Love It

This third-floor apartment is an exciting chance to create something truly special. The layout is excellent: a huge sitting/dining room sits at the heart of the home, featuring a wide picture window showcasing panoramic views across Sheffield, the standout feature of the entire property.

The kitchen offers a retro style with plenty of cabinetry and worktop space, ready for a contemporary redesign. The bathroom is similarly spacious, featuring a full three-piece suite and built-in storage.

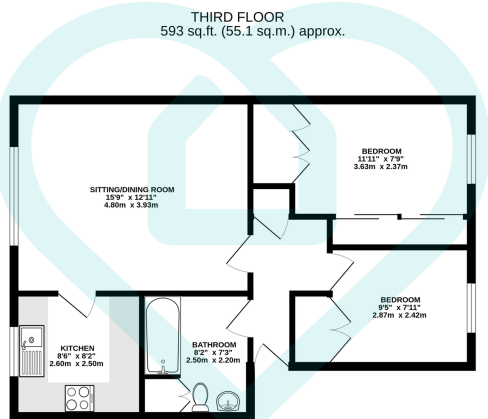
Two bedrooms sit to the far side of the hallway. The main bedroom is an impressive double with mirrored wardrobes spanning one wall, enhancing the sense of space and light. The second bedroom is a versatile single, home office, or dressing room.

With its size, setting, and natural light, the property is full of potential and offers an outstanding blank canvas for upgrading into a stylish home in one of Sheffield's most sought-after postcodes.

#### Why We Love Crookes

Crookes is one of Sheffield's most beloved suburbs, vibrant, friendly, and packed with character. From independent cafés and shops to parks, pubs, and excellent transport links, everything is within easy reach. The location is ideal for universities, hospitals, the city centre, and the spectacular Bolehills parkland just moments away.

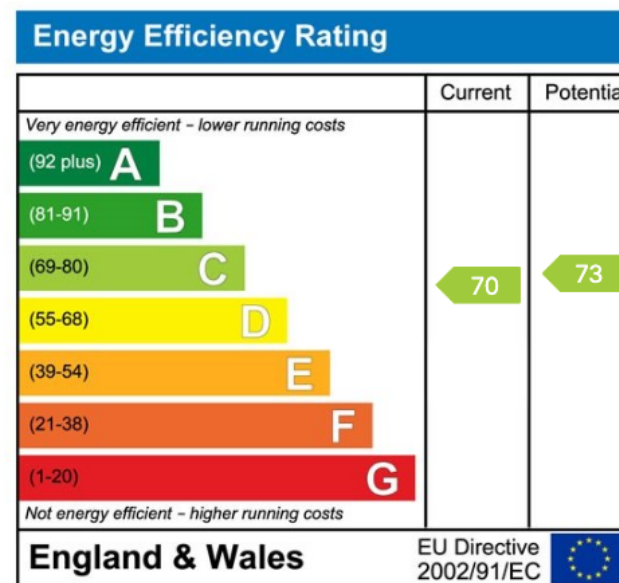




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact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



- Cash Buyers Only - Short Lease
- Incredible Panoramic Views Across Sheffield
- Spacious Third-Floor Apartment
- Separate Kitchen with Ample Storage
- Two Well-Proportioned Bedrooms
- Main Bedroom with Full Wall of Mirrored Wardrobes
- Generous Three-Piece Bathroom Suite
- Quiet and Well-Maintained Development
- Fantastic Potential for Modernisation
- Prime Location Close to Shops, Universities & Bolehills Park



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67 Middlewood Road  
Hillsborough  
Sheffield  
S6 4GX

## Get in touch - arrange an appointment



0114 232 1764



sales@morfittsmith.co.uk  
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