



13 Truswell Avenue, Crookes, Sheffield, S10 1WJ

Saxton Mee

13 Truswell Avenue

Crookes

Offers In The Region Of

£385,000

A rare and exciting opportunity to acquire this individually designed, three double bedroom, 1930's semi-detached home which has been fully renovated to a high standard in recent years and offers excellent space for the growing family.

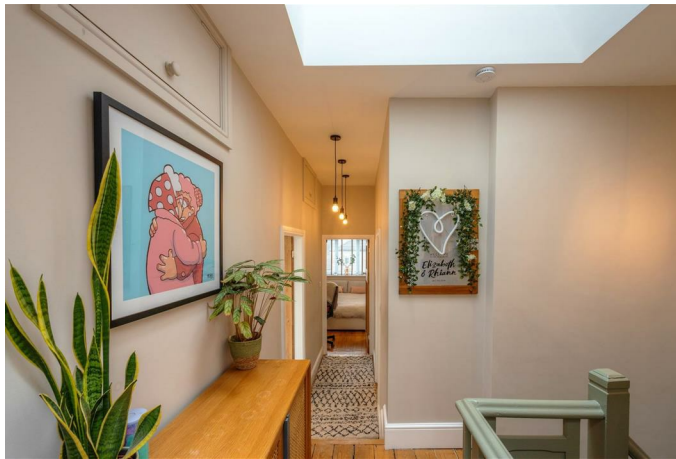
Briefly, the accommodation comprises: Spacious entrance hall with feature floor to ceiling window allowing an abundance of natural light. Downstairs WC. Bay windowed lounge with feature exposed brick chimney. To the rear is the 'hub' of this family home, having ample dining space and a stylish fitted kitchen with integrated fridge/freezer, oven, microwave, washing machine, dishwasher and is finished with stylish concrete work surfaces. Bi-fold doors lead onto the decked area. Stairs rise to the first floor landing with Velux sky light and built in storage. Three generously proportioned bedrooms and a modern family bathroom with bath, separate shower, W.C and wash basin.

Located on this quiet cul-de-sac, the property enjoys ample off street parking to the front with a block paved driveway, side access and a large SOUTH FACING rear garden with raised timber deck, lawn, patio and garden shed.



- Effectively Extended Three Double Bedroom Home
- Stylishly Presented Throughout
- Fully Renovated By The Previous Owner in 2020
- Ample Off Street Parking & South Facing Gardens
- Quiet Cul-De-Sac Location
- Excellent School Catchments
- Well Positioned For Amenities In Crookes
- EPC Rating: D / Council Tax: Band C
- Tenure: Freehold
- Viewing Via Banner Cross Office





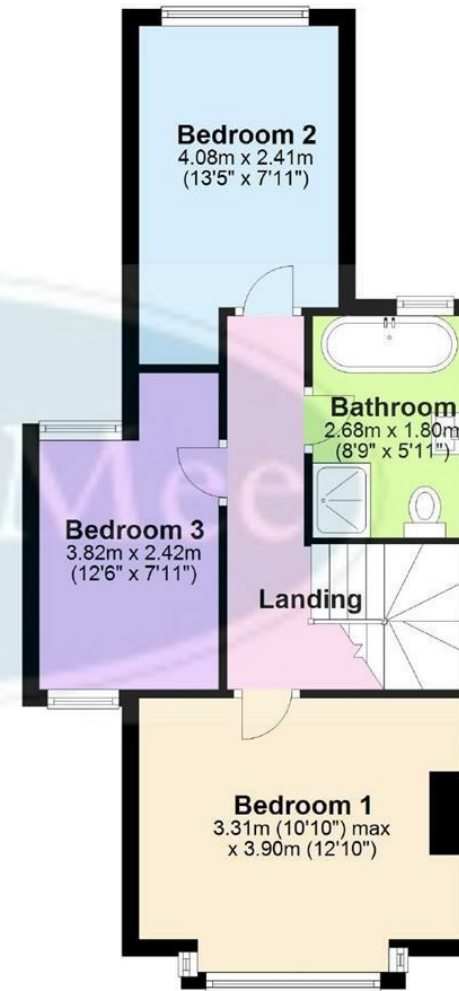
Ground Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 84.5 sq. metres (910.1 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.
Plan produced using PlanUp.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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