



65 Nairn Street, Crookes, Sheffield, S10 1UN





# 65 Nairn Street

## Crookes

Offers Around

# £275,000

Situated within this very popular suburb, an attractive stone fronted and tastefully extended four bedroom bay windowed mid terraced property offered for sale with immediate vacant possession and NO CHAIN. The property previously had the benefit of a HMO Licence and is ideal as a rental investment or an excellent family home.

Bay windowed sitting room, separate dining room, good sized offshot kitchen, cloakroom with WC and washhand basin. On the first floor a front facing double bedroom, a good sized second bedroom and a bathroom with full suite and shower. Second floor has two further good bedrooms, one with dormer window and one with Velux window.

Outside to the front is a forecourt garden and to the rear a garden area and patio.

Crookes has excellent amenities including first class shops and restaurants, is within easy access of Sheffield's Universities and nearby hospitals and a short walk of the delightful open countryside.

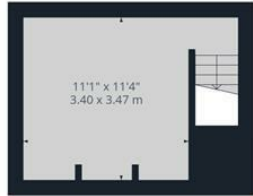


- Stone Fronted, Four Bedroom, Bay Windowed Mid Terrace
- Tastefully Extended To Rear With Large Offshot Kitchen
- For Sale With Immediate Vacant Possession And NO CHAIN
- Ideal Rental Investment Or Large Family Home
- Bay Windowed Lounge And Separate Dining Room
- Well Placed For Excellent Nearby Amenities And First Class Schools
- Close To Sheffield Universities and Hospitals
- Short Walk Of Open Countryside And Access To Peak District National Park
- EPC Rating D/Council Tax Band B/Freehold
- Viewings Via Banner Cross Branch

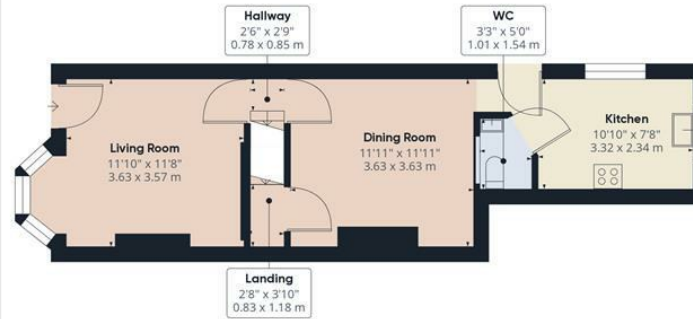








Floor -1



Ground Floor

**Approximate total area<sup>(1)</sup>**  
 1087.26 ft<sup>2</sup>  
 101.01 m<sup>2</sup>

**Reduced headroom**  
 55.86 ft<sup>2</sup>  
 5.19 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

