



253 School Road, Crookes, Sheffield, S10 1GQ

Saxton Mee



# 253 School Road

## Crookes

Offers Around

**£319,000**

**\*\* NO ONWARD CHAIN \*\* ATTENTION INVESTORS OR OWNER OCCUPIERS \*\***

A great opportunity to purchase an attractive, larger style four bedroom Victorian mid terrace which retains lovely charm and character and offers accommodation over four floors including a basement cellar.

Very well placed for the amenities of Crookes and Broomhill and close to the universities and hospitals, easy access of local parks and the centre of Sheffield.

The property briefly comprises: Ground Floor: long good sized reception hall, bay windowed sitting room with magnificent fireplace, separate dining room and well fitted offshot kitchen. First Floor: three double bedrooms and shower room. Second Floor: very large bedroom storage and with potential for en suite. Outside: front garden, rear yard and garden area.

- Larger Style Victorian Family Property
- Immediate Vacant Possession And No Chain
- Lovely Long Entrance Hall
- Sitting Room And Separate Dining Room
- Well Fitted Offshot Kitchen
- Four Double Bedrooms
- Well Placed For Universities, Hospitals And Amenities Of Crookes And Broomhill
- Retains Lovely Features
- EPC Rating E/Council Tax Band C/Freehold
- Viewing Via Banner Cross Office







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**Approx. Gross Internal Floor Area 1715 sq.ft / 159.32 sq.m**

Illustration for identification puposes only ,measurements are approximate, not to scale

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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