

Saxton Mee

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St Thomas Road Crookes Sheffield S10 1UX
Guide Price £190,000



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GUIDE PRICE £190,000-£200,000 ** FREEHOLD ** Located in this sought after residential street in the heart of Crookes with excellent amenities, transport links and well regarded schools close-by is this three bedroom end terrace which benefits from uPVC double glazing and gas central heating. The property is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. Set over three spacious levels the living accommodation briefly comprises: side entrance door which pens into an inner lobby with access into both the lounge and kitchen/diner. The lounge to the front has a large window allowing lots of natural light. The kitchen has access to the cellar being of similar size to the front lounge. The well proportioned kitchen has a rear entrance door and housing for a cooker and plumbing for a washing machine. From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The excellent master bedroom is front facing and has fitted storage. Bedroom two is rear facing. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin. A further staircase rises to the second floor and attic bedroom three.

- VIEWING RECOMMENDED
- THREE BEDROOM END TERRACE
- ACCOMMODATION OVER THREE LEVELS
- LARGE CELLAR
- GAS CENTRAL HEATING
- WELL REGARDED LOCAL SCHOOLS
- EXCELLENT AMENITIES CLOSE-BY
- REGULAR PUBLIC TRANSPORT LINKS





OUTSIDE

The property has a front forecourt which sets the property back from the road. There is a fully enclosed garden to the side with a slate chipped area and patio. To the rear is a garden area.

LOCATION

Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Well regarded local schools including Tapton Secondary and Lydgate Infant and Junior. Good regular public transport links. Easy access to Sheffield City Centre, Universities and Hospitals.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

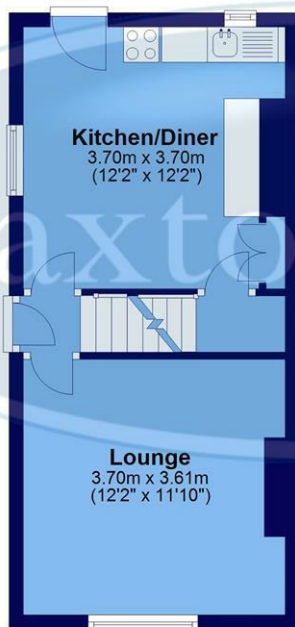
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



Ground Floor

Approx. 30.7 sq. metres (330.9 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.6 sq. feet)

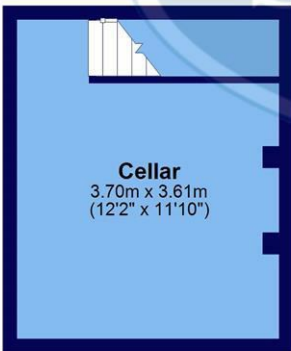


Second Floor

Approx. 15.6 sq. metres (168.3 sq. feet)



Cellar
Approx. 16.7 sq. metres (179.5 sq. feet)



Total area: approx. 94.3 sq. metres (1015.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	54

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		