

# Saxton Mee

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**Crookesmoor Road Crookes Sheffield S10 1BD**  
**Offers Around £365,000**



# Crookesmoor Road

Sheffield S10 1BD

Offers Around £365,000

**\*\* FREEHOLD \*\*** Offered to the open market with no onward chain is this impressive and deceptively spacious four bedroom, two bathroom mid terraced property which is ideally positioned for easy access to the City Centre. Well presented throughout, the property was subject of a thorough and sympathetic renovation project in 2018, which included a new roof and windows, boiler and electrics, a new kitchen and bathroom, floor coverings and replastered. The property benefits from a rear garden, uPVC double glazing and gas central heating. Set over three spacious levels, the living accommodation comprises: front door which opens into the entrance hall with access into the lounge and the kitchen/breakfast room. The lounge has a lovely bay window allowing lots of natural light, while the focal point is the fireplace along-with coving to the ceiling, ceiling rose and high skirting boards. The kitchen has a modern range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated electric oven. The good size island has units beneath and there is ample space for a dining table and chairs. Rear entrance door. Downstairs WC. Access to the cellar being of similar to the lounge. From the entrance hall, a staircase rises to the first floor landing with access into three bedrooms and the principal bathroom. Bedroom two is a good size double, is front facing and has a feature fireplace. Both bedrooms three and four are double in size and overlook the rear garden. The bathroom comes with a modern three piece suite including bath with overhead shower, WC and a wash basin set in a vanity unit. A further staircase rises to the second floor and attic bedroom one which benefits for eaves storage and comes with the added advantage of an en suite shower room complete with WC, chrome towel radiator and a wash basin set in a vanity unit.

- NO ONWARD CHAIN
- FULLY REFURBISHED IN 2018
- FOUR BEDROOMS/TWO BATHROOMS
- OPEN PLAN KITCHEN DINER
- SOUTH FACING GARDEN
- DOWNSTAIRS WC
- CONVENIENT LOCATION
- WELL PRESENTED





## **OUTSIDE**

To the front is a garden area which sets the property back from the road. To the rear is a well established garden.

## **LOCATION**

Situated in this sought after and convenient location, ideal for people needing access to the various University campuses and numerous Hospitals which are just a short stroll away. Excellent amenities on Barber Road and in turn easy access to central Sheffield. Regular transport links. A range of well established bars and eateries can also be found on the doorstep.

## **MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band B.

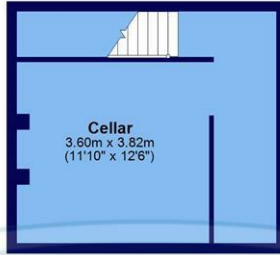
## **VALUER**

Chris Spooner

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.

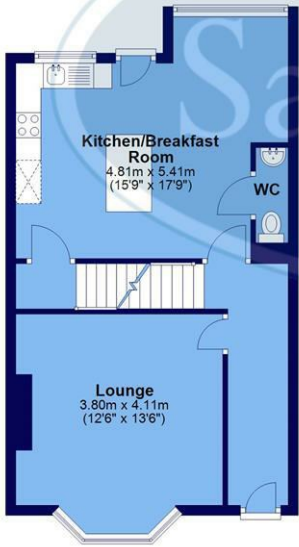
## Cellar

Approx. 23.7 sq. metres (255.5 sq. feet)



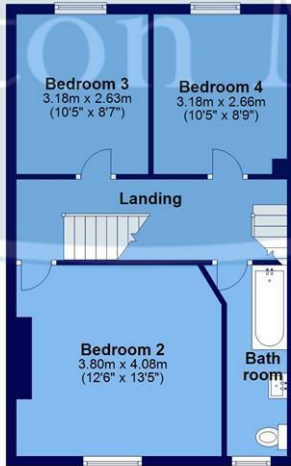
## Ground Floor

Approx. 50.0 sq. metres (538.2 sq. feet)



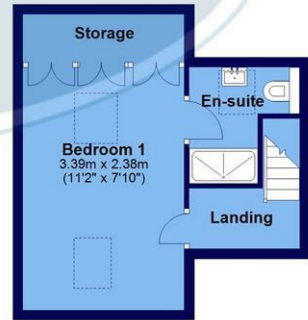
## First Floor

Approx. 47.3 sq. metres (508.9 sq. feet)



## Second Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



Total area: approx. 148.1 sq. metres (1593.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	85	60

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	51	82