

# Saxton Mee



Flodden Street Crookes Sheffield S10 1HA  
Guide Price £200,000



# Flodden Street

Sheffield S10 1HA

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GUIDE PRICE £200,000-£220,000 Situated in the heart of Crookes within minutes walking distance of shops, cafes, bars and restaurants is this stone fronted, two bedroom end terrace which enjoys a low maintenance garden to the rear and benefits from a brick built outbuilding, uPVC double glazing and gas central heating. Tastefully decorated throughout the well presented living accommodation briefly comprises front entrance door which opens into the lounge which has a front window allowing natural light, while the focal point is the open fireplace with exposed brick along-with coving to the ceiling, fitted cupboards and shelving. A door then opens into the kitchen/diner which has a range of high gloss wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. There is an integrated oven as well as housing and plumbing for a washing machine and fridge freezer. A rear entrance door opens onto a patio. A staircase then rises to the first floor landing with access into the two bedrooms and the bathroom. Bedroom one to the front is a good size double. Bedroom two is to the rear of the property and is currently used as an office. The bathroom comes with a white three piece suite including bath with overhead shower, heated towel rail, WC and wash basin.

- EARLY VIEWING ADVISED
- WELL PRESENTED TWO BEDROOM END TERRACE
- LOUNGE & KITCHEN/DINER
- LOW MAINTANCE REAR GARDEN
- POPULAR LOCATION
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS
- AMENTIES
- LOCAL SCHOOLS
- PUBLIC TRANSPORT LINKS





**OUTSIDE**

To the rear of the property is a garden which includes a patio, pebbled area and a brick built outbuilding.

**LOCATION**

Situated in the sought after area of Crookes which benefits from an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools.

**MATERIAL INFORMATION**

The property is Leasehold with a term of 800 years running from the 25th March 1900. The property is currently Council Tax Band A.

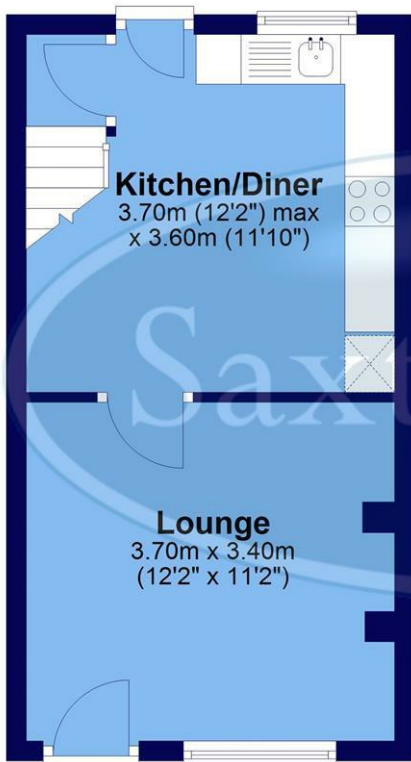
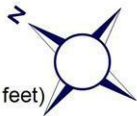
**VALUER**

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.

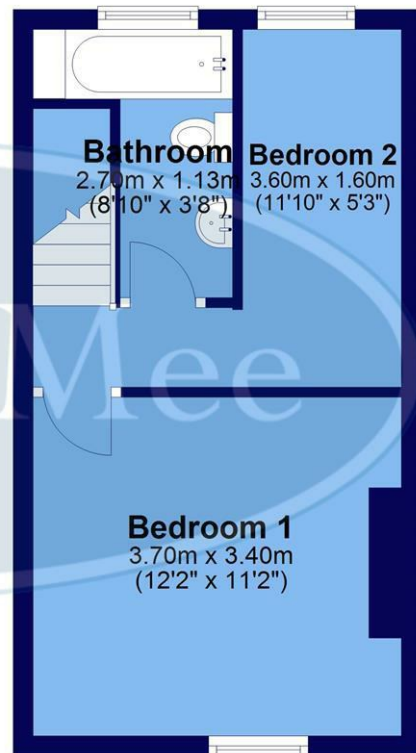
## Ground Floor

Approx. 26.3 sq. metres (282.8 sq. feet)



## First Floor

Approx. 26.3 sq. metres (282.8 sq. feet)



**Total area: approx. 52.5 sq. metres (565.5 sq. feet)**

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

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