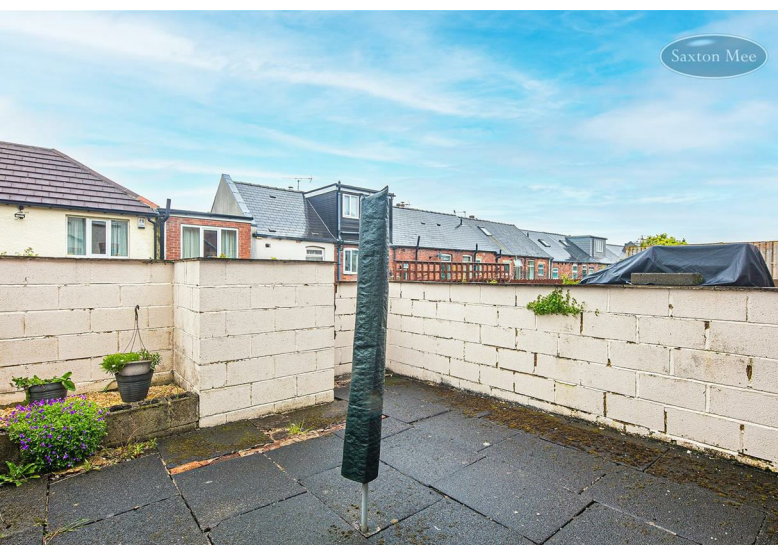


Saxton Mee



Netherfield Road Crookes Sheffield S10 1RB
Offers In The Region Of £210,000



Netherfield Road

Sheffield S10 1RB

Offers In The Region Of £210,000

**** NO CHAIN **** Situated in the heart of Crookes is this two good size bedroom mid-terrace property which benefits from low maintenance gardens to both the front and rear, double glazing and gas central heating. There are excellent local amenities including shops, bars, restaurants and good public transport links to the City Centre, central hospitals and universities. The property has been well kept by the current owners but is in need of some cosmetic updating and ideal for the discerning purchaser to alter, adapt and update to their own tastes. Neutrally decorated throughout the living accommodation briefly comprises front entrance door which opens into an inner lobby with access into the lounge, this generously proportioned room has a front window allowing natural light, while the focal point is the feature fireplace with a coal effect gas fire. A door then opens into the kitchen and dining room. The kitchen has a range of fitted units with contrasting worktops and free standing appliances. The dining room has an under stair cupboard and a rear entrance door. From the entrance lobby, a staircase rises to the first floor landing with access into the two bedrooms and the shower room. The master is a fantastic size and benefits from modern and contemporary wardrobes. Bedroom two is a good size double and again benefits from fitted wardrobes. The shower room is fully tiled with a corner shower enclosure, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO GOOD SIZE BEDROOMS
- SHOWER ROOM
- GOOD SIZE LOUNGE
- LOW MAINTENANCE GARDENS
- POPULAR LOCATION
- AMENITIES & LOCAL SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS
- PUBLIC TRANSPORT LINKS





OUTSIDE

Low maintenance gardens to both the front and rear.

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 1933.
The property is currently Council Tax Band A.

VALUER

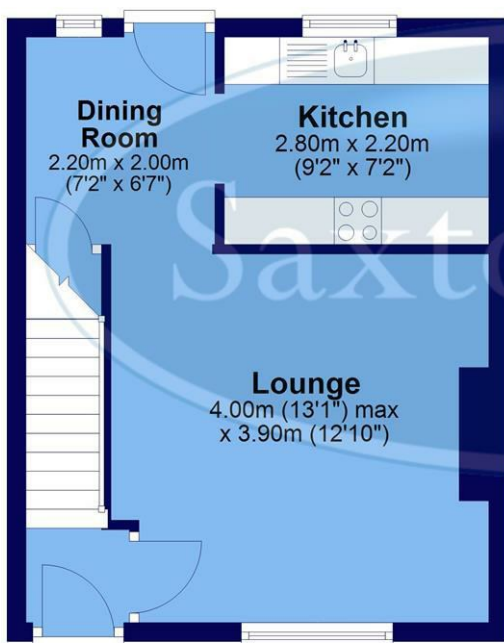
Chris Spooner

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.



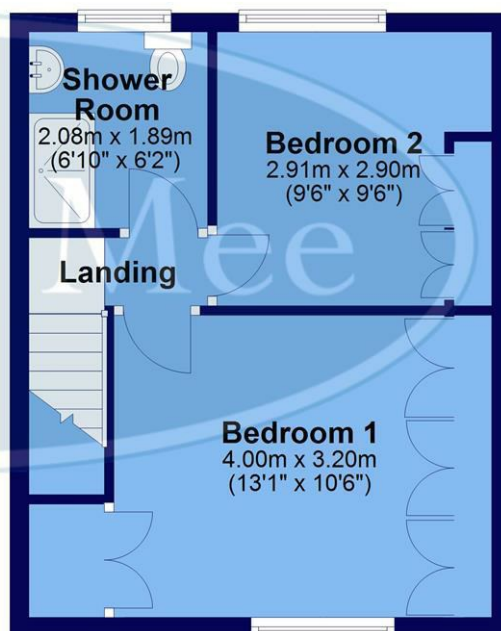
Ground Floor

Approx. 30.4 sq. metres (327.0 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.0 sq. feet)



Total area: approx. 60.8 sq. metres (654.0 sq. feet)

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

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Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) 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	70	87

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) 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	69	86