



Western Road Crookes Sheffield S10 1LB  
Offers Around £220,000

## Western Road

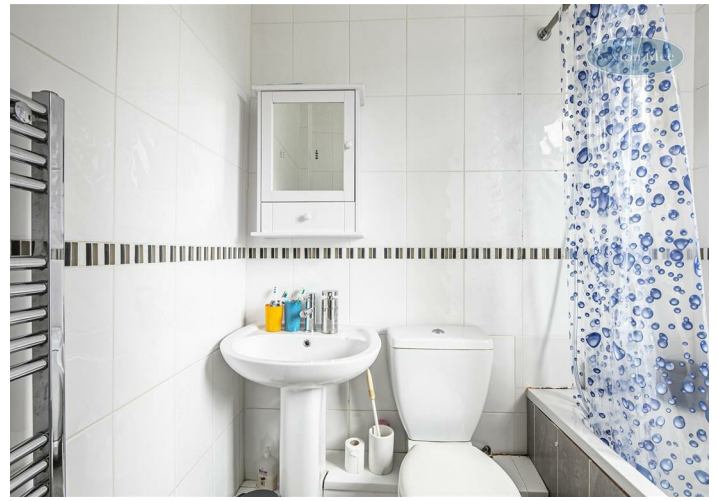
Sheffield S10 1LB

Offers Around £220,000

Located on this sought after tree-lined road in the heart of Crookes is this spacious, two double bedroom mid-terrace which enjoys a private rear garden and benefits from uPVC double glazing, a new boiler, gas central heating and the added advantage of a converted basement and a separate study/dressing room. There are excellent local amenities including shops, bars, restaurants and good public transport links to the City Centre, central hospitals and universities. In brief, the living accommodation comprises front door which opens into the lounge/diner with a large front window allowing natural light. Stairs descend to the basement and the utility room which has a washing machine and tumble dryer. From the lounge, access into the kitchen which has a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. There is an oven with a four ring gas hob and extractor above along with plumbing for a dishwasher and housing for a fridge/freezer. From the lounge, a staircase rises to the first floor landing with access into bedroom one and the bathroom. The bedroom is a good size double and currently set up as a home office. 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 double bedroom two which has a dormer window to the front and eaves storage. There is a separate room off which could be utilised as a study/dressing room/nursery.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOMS
- CONVERTED BASEMENT WITH UTILITY
- COURTYARD GARDENS TO THE FRONT & REAR
- LOCATED IN THE HEART OF CROOKES
- LOCAL AMENITIES
- WELL REGARDED SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





**OUTSIDE**

To the front is a delightful courtyard with a path and gated entrance, which sets the property back from the road. To the rear is a fully enclosed garden which is low maintenance and has a range of potted plants, space for sitting out and a garden shed ideal for storage.

**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 1901.  
The property is currently Council Tax Band A.

**VALUER**

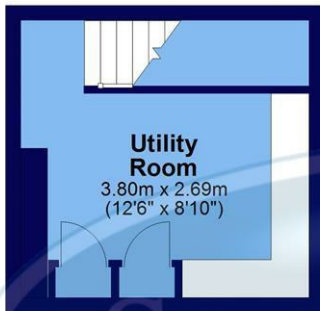
Chris Spooner

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.

# Saxton Mee

## Basement

Approx. 13.9 sq. metres (149.7 sq. feet)



## Ground Floor

Approx. 21.0 sq. metres (225.8 sq. feet)



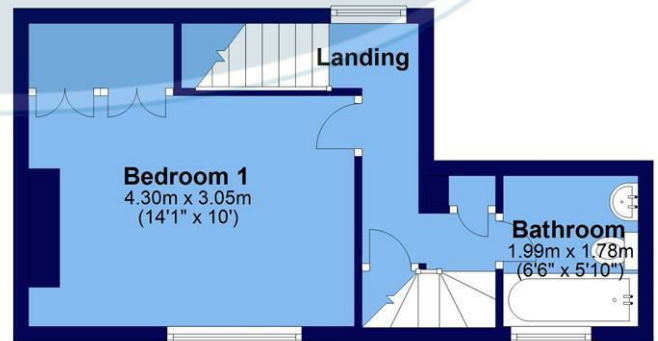
## Second Floor

Approx. 22.3 sq. metres (240.2 sq. feet)



## First Floor

Approx. 26.4 sq. metres (283.7 sq. feet)



Total area: approx. 83.6 sq. metres (899.4 sq. feet)

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



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	86

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	