



Toftwood Road Crookes Sheffield S10 1SJ
Offers Around £225,000

Toftwood Road

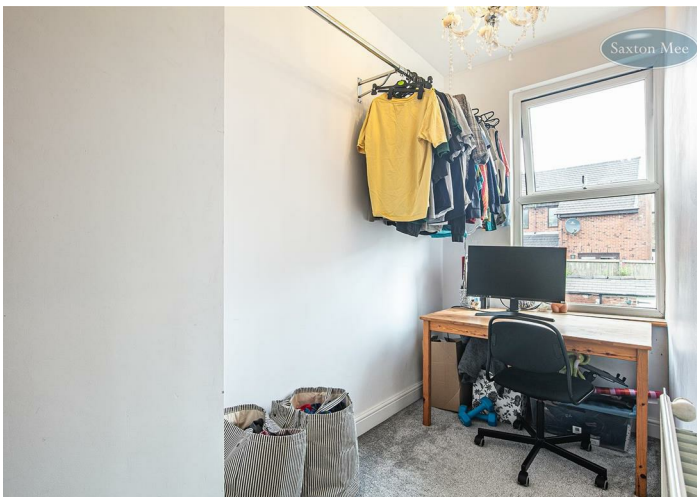
Sheffield S10 1SJ

Offers Around £225,000

****NO ONWARD CHAIN**IDEAL FIRST TIME BUY**** Located in the extremely popular area of Crookes S10 is this impressive two bedroom, stone fronted, mid terraced house which is offered to the open market with no onward chain. Well presented throughout, the property in our opinion makes an ideal first time buy having been renovated in a contemporary style within recent years. Briefly the accommodation on the ground floor comprises a living room to the front aspect that feature fireplace and useful alcove storage, and a kitchen diner to the rear aspect which has a range of shaker style fitted cupboards with extensive worktop space, and integrated appliances to include an electric oven, gas hob, fridge, and a freezer. On the first floor there is a large double bedroom to the front aspect, a single bedroom to the rear aspect, and a well appointed shower room.

- NO ONWARD CHAIN
- TWO BEDROOMS
- KITCHEN DINER
- MID TERRACED HOUSE
- SOUGHT AFTER LOCATION
- EXCELLENT AMENITIES
- IDEAL FIRST TIME BUY
- WELL PRESENTED THROUGHOUT
- LOW MAINTENANCE GARDEN
- STONE FRONTED





OUTSIDE

To the front the property is set back from the road by way of a small private garden area. At the rear is a good sized low maintenance garden which is mainly artificial grass along with a paved patio and brick built outbuildings.

LOCATION

Crookes is an incredibly popular location that leads to the network of Sheffield University sites, which can be easily accessed within a short walk. Crookes has comprehensive shopping facilities and excellent local public houses. Broomhill, with its fashionable cafés, pubs, restaurants and shops, can be found within half a mile and Sheffield City Centre is approximately two miles east. Sheffield Royal Hallamshire Hospital, Children's Hospital and Weston Park are all within one and half miles making this an ideal spot for consultants, hospital workers, and University staff.

MATERIAL INFORMATION

The property is Freehold and 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.



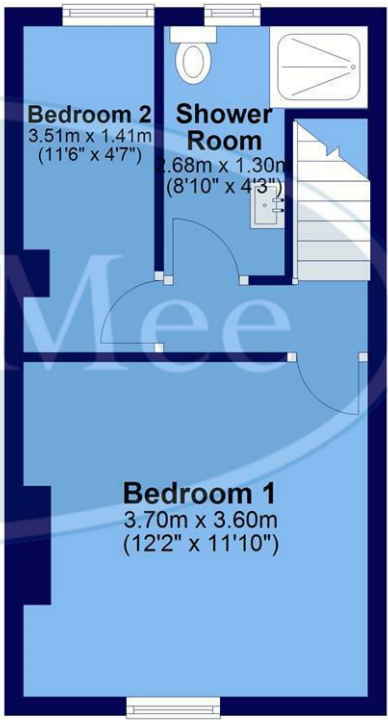
Ground Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



First Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



Total area: approx. 53.3 sq. metres (573.8 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	