

Saxton Mee



Coombe Road Crookes Sheffield S10 1FF
Offers Around £275,000



Coombe Road

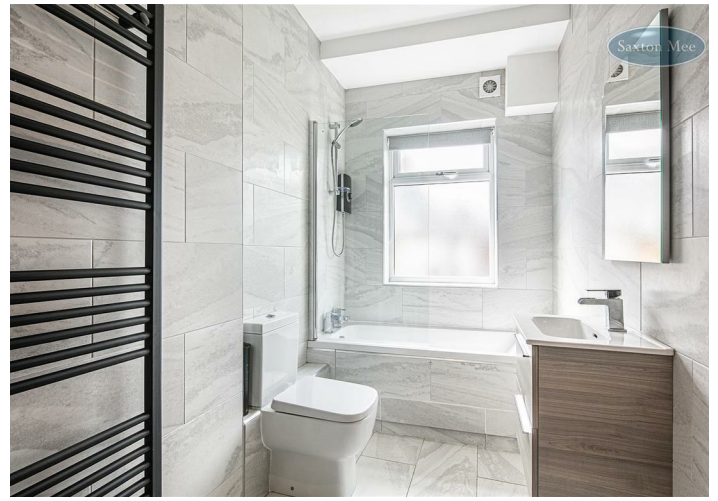
Sheffield S10 1FF

Offers Around £275,000

**** NO CHAIN ** FREEHOLD **** Viewing is essential to appreciate the accommodation on offer of this well presented, three bedroom, two bathroom terrace property which benefits from uPVC double glazing and gas central heating. Located in this popular residential area within easy reach of amenities, schools and Sheffield City Centre. Tastefully decorated throughout, the spacious accommodation briefly comprises front entrance door which opens into the lounge with ornate ceiling coving and a ceiling rose, a large front window allows lots of natural light. A door then opens into the inner lobby with access into the kitchen/diner and the cellar. The kitchen has an ample range of units with a contrasting work top which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, fridge freezer and washing machine along with plumbing for a dishwasher. There is ample space for a dining table and chairs, a rear entrance door and attractive flooring with underfloor heating. From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the family bathroom. Double bedroom one to the front has a useful storage cupboard and ample space for furniture. Single bedroom three overlooks the rear. The bathroom is fully tiled and has underfloor heating as well as a heated towel rail. The modern and contemporary three piece suite includes a bath with overhead shower, WC and wash basin. A further staircase rises to the second floor and the attic master bedroom which has eaves storage and comes with the added advantage of an en suite shower room which is fully tiled and has a heated towel rail.

- VIEWING IS A MUST!
- WELL PRESENTED & SPACIOUS ACCOMMODATION
- THREE BEDROOMS, TWO BATHROOMS
- CELLAR
- LOUNGE & KITCHEN/DINER
- FANTASTIC LOCATION
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, HOSPITALS & UNIVERTISITIES





OUTSIDE

To the rear is an open yard with a private brick outbuilding.

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 close-by making this an ideal spot for consultants, hospital workers, and University staff.

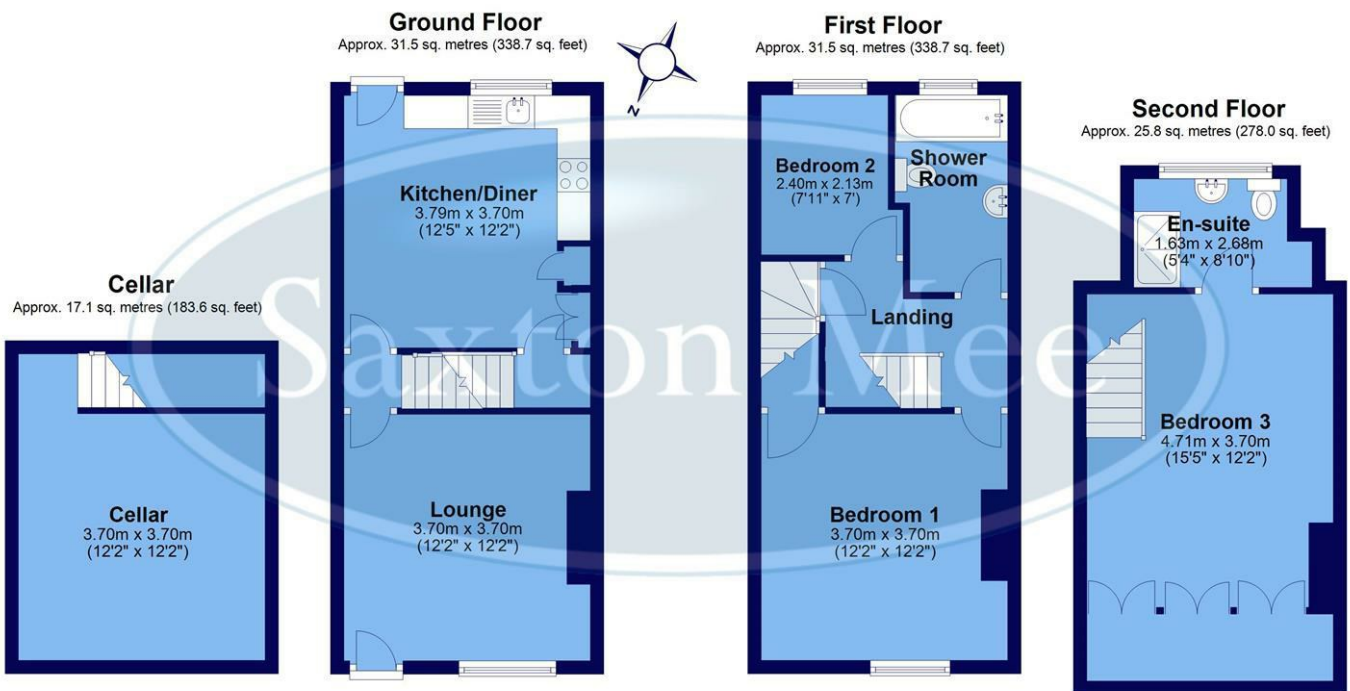
MATERIAL INFORMATION

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.



Total area: approx. 105.8 sq. metres (1139.1 sq. feet)

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

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Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(59-54)	E		
(47-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		87	60
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(39-34)	D		
(21-16)	E		
(1-10)	F		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		