



Slinn Street Crookes Sheffield S10 1NX
Offers Around £310,000

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* NO CHAIN * Viewing is essential to appreciate the accommodation on offer of this well presented, three bedroom, two bathroom terrace property. The property has recently been upgraded including a new kitchen, windows, doors, oak and glass balustrades, new oak stair rail, carpets and a boiler. The property is located in the popular residential area of Crookes, which has a host of local amenities in the form of parks, pubs and shops. In addition to transportation links giving quick easy access to the Universities and Hospitals. Tastefully decorated throughout, the spacious living accommodation briefly comprises, front door which opens into the lounge which has a front window allowing natural light, stripped wood floors and built-in alcove storage shelves, while the focal point is the log burner inset in the chimney breast with oak mantel beam above. A door then opens into the inner lobby and the dining room and kitchen with stripped wooden floor throughout. The kitchen has a range of wall, base and drawer units with shaker style doors. A contrasting solid wood worktop incorporates the sink with boiling hot tap and drainer. There is space for a Range cooker with extractor above. Integrated appliances include a full fridge, full freezer, drinks chiller, dishwasher and washing machine. There is access to the rear and garden and the cellar head. From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the family bathroom. Bedroom one to the front is a good size double and has a useful under stair cupboard. Bedroom two to the rear is a large single and currently used as a home office. The bathroom is partially tiled, has a heated towel rail and a modern white suite including bath with overhead shower, WC and wash basin. A further staircase rises to the second floor and the superb attic bedroom which has dual aspect Velux windows, fitted wardrobes and the added advantage of an en suite shower room.

- EARLY VIEWING ADVISED
- STUNNING THREE BEDROOM, TWO BATHROOM TERRACE
- FABULOUS DINING ROOM & KITCHEN
- GARDEN WITH TIMBER SUMMER HOUSE WITH ELECTRICITY AND COULD BE USED AS A HOME OFFICE AND/OR PLAYROOM
- QUIET RESIDENTIAL ROAD
- EXCELLENT AMENITIES CLOSE-BY & REGULAR BUS ROUTES





OUTSIDE

To the front is a low maintenance garden with fabulous well-established plants. To the rear is a long lawn with a hedge on one side and a fence on the other. There is a timber summer house at the end of the garden which has electricity and could therefore be used as a home office and/or playroom.

LOCATION

Slinn Street is ideally located for the full range of excellent amenities Crookes, Broomhill and Crosspool have to offer, including local shops and supermarkets, schooling, pubs, fast food outlets and restaurants. Excellent public transport links provide easy access to the city centre, principal hospitals and universities.

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. 37.9 sq. metres (407.5 sq. feet)




First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



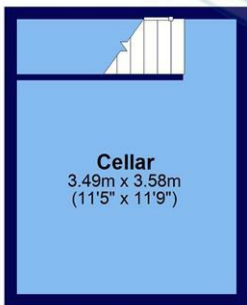
Second Floor

Approx. 29.0 sq. metres (312.6 sq. feet)



Cellar

Approx. 16.1 sq. metres (173.0 sq. feet)



Total area: approx. 113.3 sq. metres (1220.0 sq. feet)

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

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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		EU Directive 2002/91/EC	87

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(39-34)	D		
(21-30)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	