

# Saxton Mee



**Aldred Road Crookes Sheffield S10 1PD**  
**Guide Price £260,000**



## Aldred Road

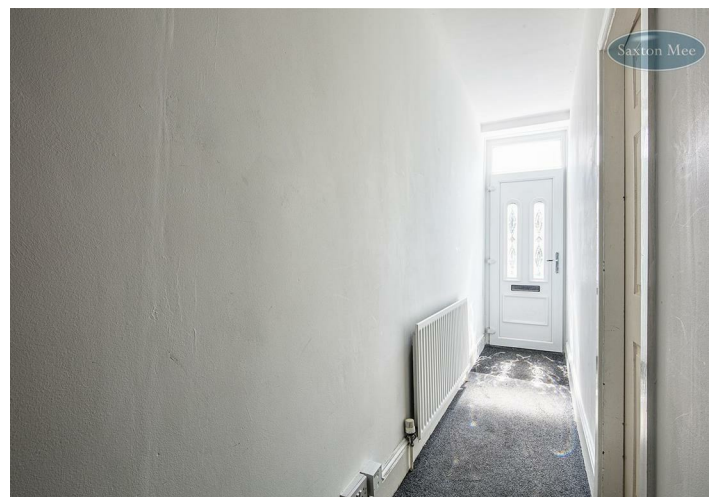
Sheffield S10 1PD

**Guide Price £260,000**

GUIDE PRICE £260,000-£270,000 \*\* NO CHAIN \*\* NO THIRD PARTY ACCESS OVER THE REAR \*\* Viewing is essential to appreciate this deceptively spacious, stone built and bay fronted, three double bedroom terrace property which enjoys a fully enclosed rear garden and has high ceilings, uPVC double glazing and gas central heating. Situated on this tree-lined road in this popular residential area, the property is within easy reach of amenities, schools and Sheffield City Centre. Set over four levels (including the cellar) the living accommodation briefly comprises, front uPVC door which opens into the entrance hall with access into the lounge and the dining room. The lounge has an attractive feature fireplace and bay window. The dining room flows into the kitchen which has a range of units with a complementary worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a washing machine and space for a fridge freezer. There is a wall mounted boiler and a uPVC entrance door. A door gives access to steps descending to the cellar being of similar size to the lounge and offers useful storage. From the entrance hall, a staircase rises to the first floor landing with access into two double bedrooms and the bathroom. The master is an excellent size and has a bay window. 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 attic double three.

- EARLY VIEWING ADVISED
- THREE DOUBLE BEDROOM TERRACE
- SPACIOUS ACCOMMODATION THROUGHOUT
- LOUNGE, DINING ROOM & KITCHEN
- PRIVATE REAR GARDEN WITH NO THIRD PARTY ACCESS
- CELLAR OFFERING USEFUL STORAGE
- POPULAR RESIDENTIAL AREA
- AMENITIES, PUBLIC TRANSPORT LINK & SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





## OUTSIDE

To the front is a garden area with access to the entrance door. Shared access leads to the fully enclosed rear garden with no third party access and has a lawn, wooden decked area and garden shed.

## 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 B.

## VALUER

Greg Ashmore MNAEA

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.



**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 | 87        |

| 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 | 86        |