



Stannington View Road Crookes Sheffield S10 1SR
Guide Price £200,000

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GUIDE PRICE £200,000-£210,000 ** NO CHAIN ** Situated on this popular residential road is this two bedroom mid terrace which enjoys a lovely rear garden and benefits from uPVC double glazing and gas central heating. Located in the extremely popular residential area of Crookes which boasts excellent amenities, regular public transport, good local schools and easy access to delightful walks. In brief, the living accommodation comprises, front entrance door which opens into the lounge with a front window allowing natural light, the original pine picture rail and coved mouldings to the ceiling are lovely features of the room. There is a modern and contemporary pebble effect fire with marble back and feature brickwork. A door then opens into the kitchen which has range of units with a contrasting worktop which incorporates the bowl and a half sink and the four ring hob. Integrated oven along with housing and plumbing for a washing machine. The feature brickwork chimney breast is the focal point of the room. There is ample space for a table and chairs, light oak effect vinyl flooring, the original cupboards and a rear entrance door. A staircase rises to the first floor landing with access into the loft space, the two bedrooms and the bathroom. The master is a good size double with feature stripped pine flooring, there are built-in full height wardrobes to either side of the chimney breast, coved mouldings to the ceiling and a uPVC window to the front. Bedroom two overlooks the rear garden. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin with vanity unit.

- EARLY VIEWING ADVISED
- TWO BEDROOM TERRACE
- LOVELY ORIGINAL FEATURES
- LOUNGE & KITCHEN/DINER
- EASILY MAINTAINED REAR GARDEN
- FANTASTIC LOCATION
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the front is a small planted garden which sets the property back from the road. To the rear is an easily maintained garden mainly laid to lawn with attractive borders and feature blockwork to the rear. Outhouse. WC adjoining No 28 to the left hand side.

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 Leasehold with a term of 800 years running from the 24th June 1898.
The property is currently Council Tax Band A.

VALUER

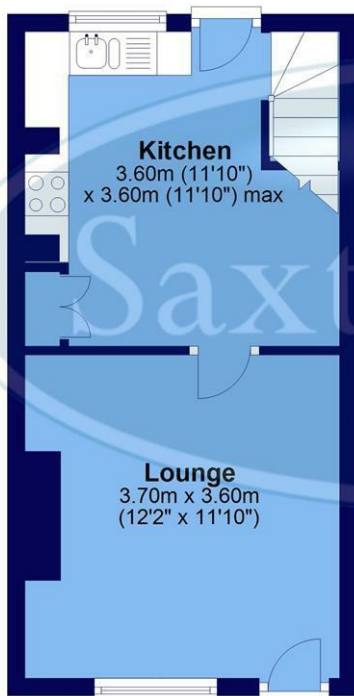
Chris Spooner

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.



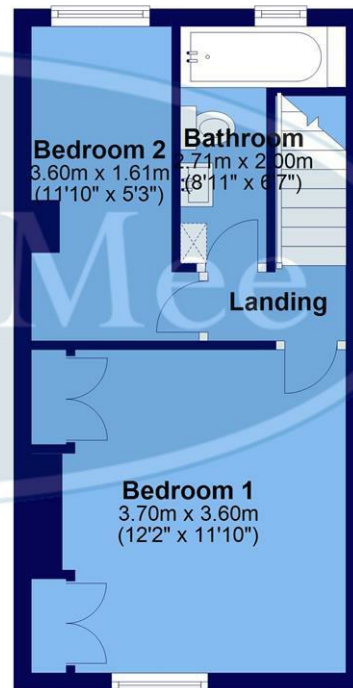
Ground Floor

Approx. 26.6 sq. metres (286.7 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.2 sq. feet)



Total area: approx. 53.4 sq. metres (575.0 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			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	64

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		