

Saxton Mee



Mona Road Crookes Sheffield S10 1NH
Offers In The Region Of £260,000



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Sheffield S10 1NH

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**** NO CHAIN ** FREEHOLD **** In need of a full renovation and ideal for the discerning purchaser to alter, adapt and update to their own tastes is this deceptively spacious, three double bedroom terrace property. Situated in this sought after area of Crookes within close proximity to amenities along with public transport and easy access to Sheffield City Centre, universities and hospitals. Set over four levels, including the cellar, the spacious living accommodation briefly comprises, front entrance door which opens into the lounge with a bay window, gas fire and the original ceiling coving. A door opens into the inner lobby with access into the dining room which has a gas fire and ceiling coving. Access to the cellar head, with steps descending to the cellar being of similar size to the lounge. The off shot kitchen has a range of units and a work surface which incorporates the sink and drainer. Space for an oven and an entrance door. From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The master is a fantastic size and has fitted wardrobes. Double bedroom two overlooks the rear garden. The spacious bathroom comes with a four piece suite including shower enclosure, bath, WC and wash basin. A further staircase rises to the second floor and attic double bedroom three which has a Velux window to the rear.

- EARLY VIEWING RECOMMENDED
- IN NEED OF A FULL MODERNISATION
- SUPERB OPPORTUNITY
- DECEPTIVELY SPACIOUS ACCOMMODATION THROUGHOUT
- LOUNGE, DINING ROOM & KITCHEN
- SPACIOUS BATHROOM
- GREAT LOCATION
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- PUBLIC TRANSPORT LINKS





OUTSIDE

To the front is a forecourt which sets the property back from the road. Shared access leads to the rear garden which has a lawn, paved patio, planted beds and a timber shed.

LOCATION

Situated in the sought after area of Crookes which benefits from an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links.

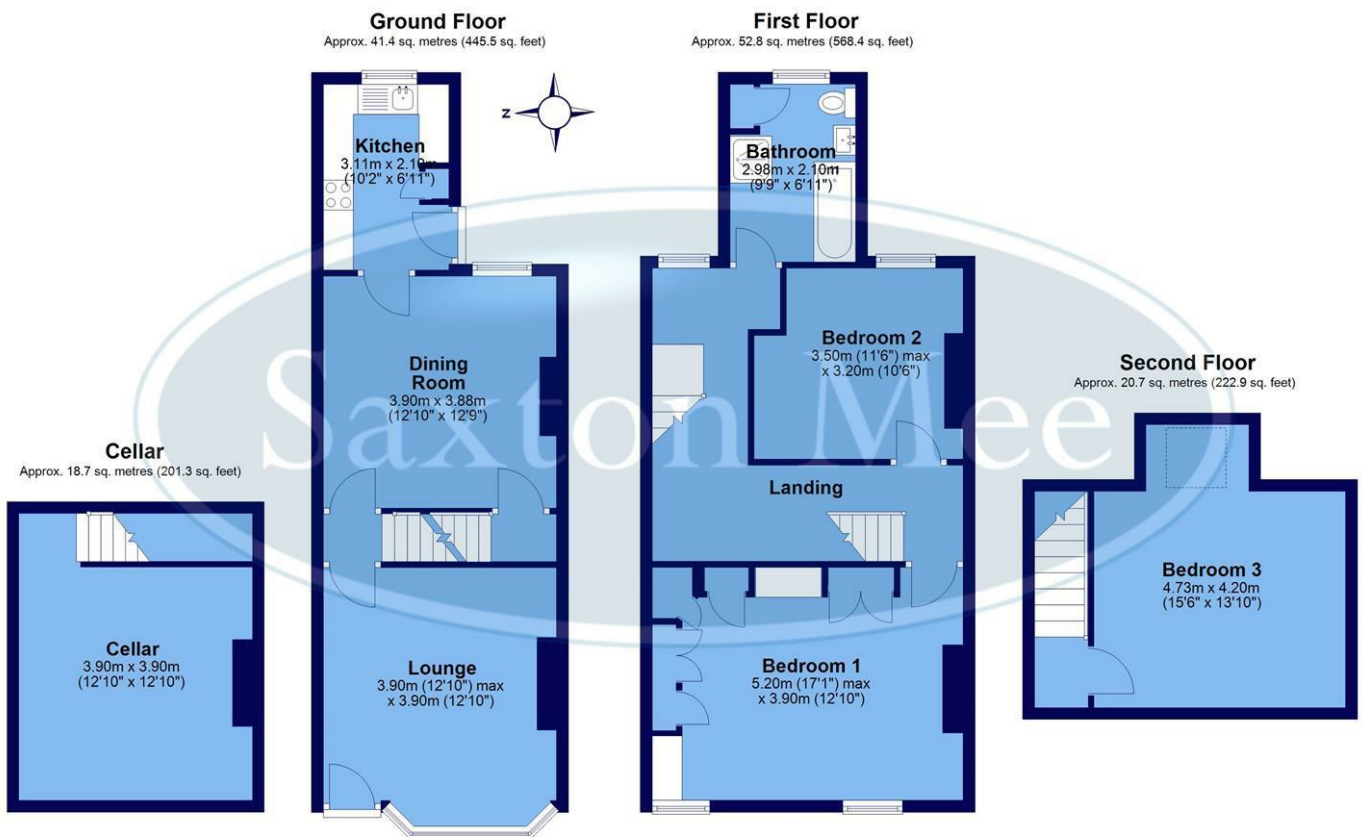
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

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. 133.6 sq. metres (1438.1 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			
(92 plus) 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	76	26

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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		