



Northfield Road Crookes Sheffield S10 1QU  
Offers Around £190,000



# Northfield Road

Sheffield S10 1QU

**Offers Around £190,000**

Situated in the heart of Crookes is this three bedroom mid terraced property which is metres away from shops, cafes and amenities along with regular bus routes giving easy access to the Universities, Hospitals and City Centre. The property is in need of modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes.

In brief, the living accommodation comprises front door which opens into the lounge which has a feature fireplace. Access into the inner lobby and the kitchen/diner which houses the gas boiler, plumbing for a dishwasher and space for a oven. There is a rear entrance door and access to the cellar which is of similar size to the lounge.

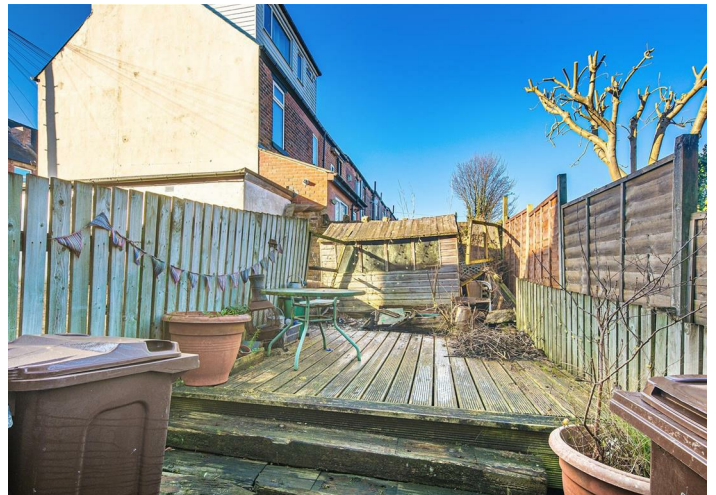
From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Bedroom one is a good sized double and has a storage cupboard. Bedroom two is to the rear aspect. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

A further staircase rises to the second floor and attic double bedroom three.

- EXCITING OPPORTUNITY
- THREE BEDROOM TERRACE
- WEST FACING GARDEN
- IN NEED OF A SCHEME OF MODERNISATION
- LOUNGE & KITCHEN/DINER
- CELLAR
- GREAT LOCATION
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS







## OUTSIDE

There is a garden to the rear.

## LOCATION

Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Well regarded local schools including Tipton Secondary and Lydgate Infant and Junior. Good regular public transport links. Easy access to Sheffield City Centre, Universities and Hospitals.

## MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1898.

The property is currently Council Tax Band A.

## VALUER

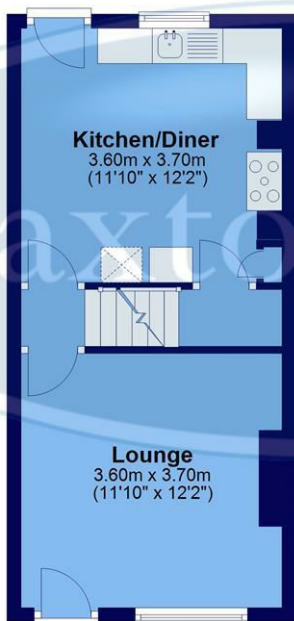
Chris Spooner

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.



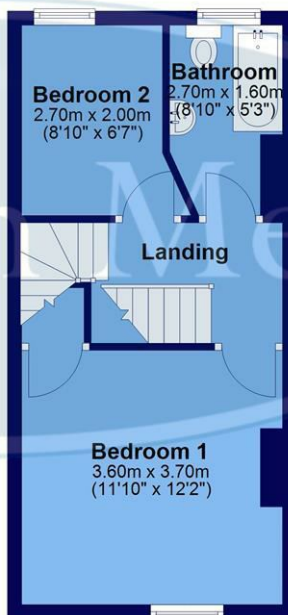
## Ground Floor

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



## First Floor

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



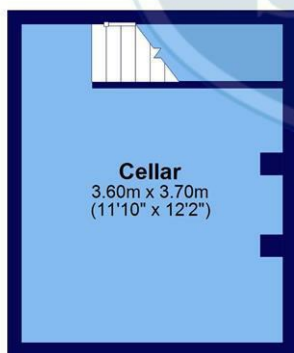
## Second Floor

Approx. 14.2 sq. metres (152.4 sq. feet)



## Cellar

Approx. 16.7 sq. metres (179.4 sq. feet)



Total area: approx. 91.5 sq. metres (985.4 sq. feet)

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

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