

Roebuck Road Crookesmoor Sheffield S6 3GQ
Offers Around £250,000

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**** CHAIN FREE ** FREEHOLD ** SOUTH FACING GARDEN **** This impressive three bedroom mid terraced house would be ideal for a first time buyer and is located within the extremely convenient area of Crookesmoor. Well presented throughout, the property has been greatly improved by the current owners and benefits from a new roof, a lovely rear garden, uPVC double glazing and gas central heating.

Set over four levels (including the cellar), the tastefully decorated living accommodation briefly comprises front composite entrance door which opens into the lounge which has ceiling coving, built-in alcove storage, while the focal point is the electric fire. Access into the inner lobby and the kitchen/diner. Fitted in 2021 the kitchen has a range of wall, base and drawer shaker style grey units. A contrasting worktop incorporates the sink and drainer. Integrated appliances include a double oven, gas hob, dishwasher, fridge freezer and washing machine. There is a stable door to the rear garden, space for a dining table and chairs and a tiled floor. Access to the cellar head with steps descending to the cellar, ideal for storage.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom one is to the front aspect with a useful understairs storage cupboard. Bedroom two is a small double to the rear aspect. The contemporary bathroom has a tiled floor and heated towel rail and comes with a white suite including 'P' shaped bath with overhead shower, twin wash hand basin with vanity unit and WC.

A further staircase rises to the second floor and the spacious attic bedroom which has wood flooring, a Velux window to the front aspect and a dormer to the rear.

- CHAIN FREE
- RENOVATED IN 2021/2022
- IDEAL FIRST TIME BUY
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOMS
- LOUNGE & KITCHEN/DINER
- SOUTH FACING REAR GARDEN
- USEFUL CELLAR
- EXCELLENT LOCATION
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the rear is a south facing garden with a blocked paved patio seating area, lawn area and planted beds.

LOCATION

Situated in this sought after and convenient location, ideal for access the Universities and Teaching Hospitals which are just a short stroll away. Excellent amenities on Barber Road and in turn easy access to central Sheffield. Regular transport links. A range of well established bars and eateries can also be found on the doorstep.

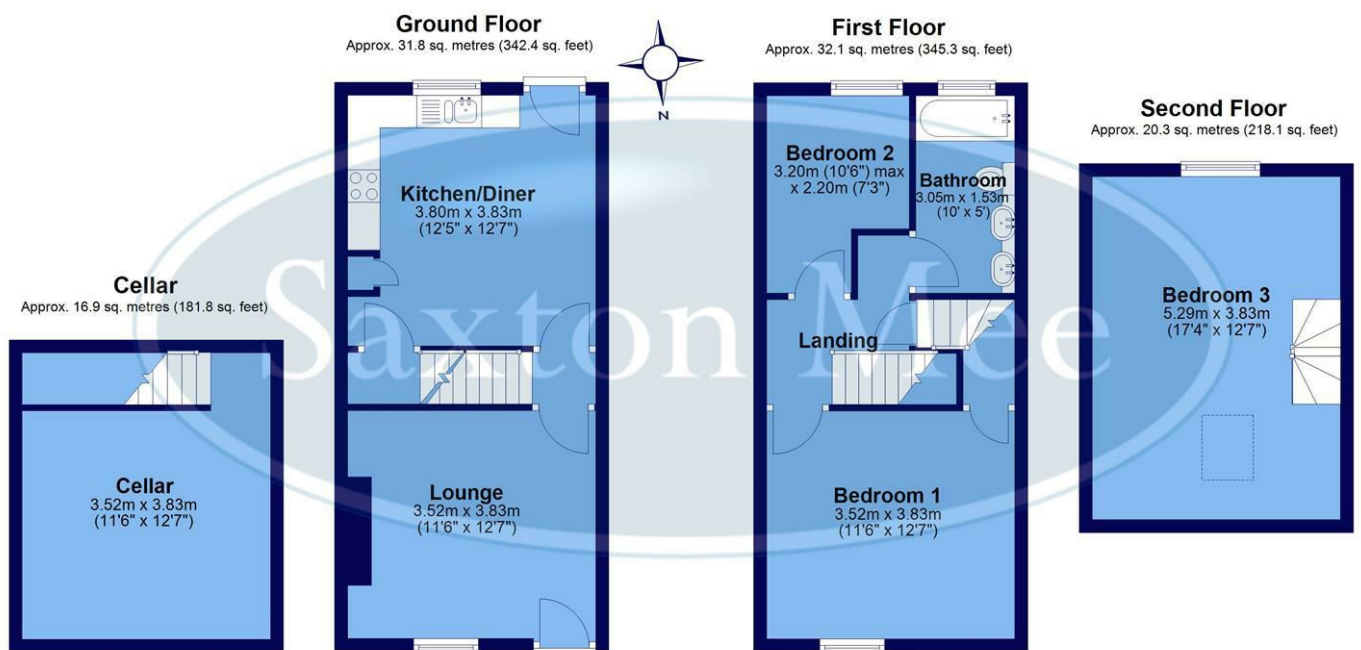
MATERIAL INFORMATION

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.



Total area: approx. 101.0 sq. metres (1087.6 sq. feet)

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

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