



Melbourn Road Crookes Sheffield S10 1NS
Price Guide £315,000

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Sheffield S10 1NS

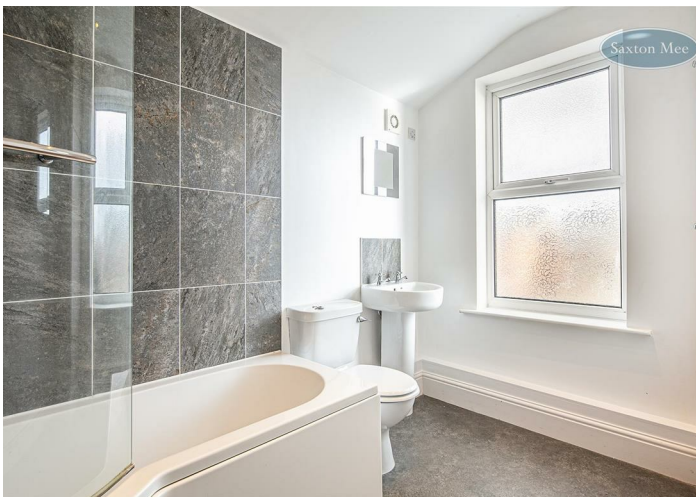
Price Guide £315,000

GUIDE PRICE £315,000-£340,000**CHAIN FREE**LARGER THAN AVERAGE**SOUGHT AFTER LOCATION**

Offered to the open market with no onward chain is much larger than average, extended four bedroom mid terraced house which is located within the highly sought after area of Crookes S10. The property benefits from having a private enclosed garden to the rear, some fabulous original features, and has exciting potential to cosmetically update the property to your own personal taste. Briefly the accommodation on the ground floor comprises an entrance hall, a bay windowed living room that features Oak built-in alcove storage and a feature fireplace, a dining room to the rear aspect which has a multi-fuel/log burning stove and original ceiling coving, and an extended off shot kitchen that has a range of shaker style fitted units with wood effect worktops, an electric oven and a gas hob. On the first floor there is a spacious bathroom to the rear aspect that has a white suite with a shower over the bath, two double bedrooms with one having fitted wardrobes, and a large single bedroom. From the landing area, stairs lead to a further double bedroom that has dual aspect Velux windows and access to the eaves, and a separate shower room with a W/C and wash hand basin.

- FOUR BEDROOMS/TWO BATH/SOWER ROOMS
- MUCH LARGER THAN AVERAGE TERRACED HOUSE
- PRIVATE ENCLOSED GARDEN TO THE REAR
- NO ONWARD CHAIN
- WELL PRESENTED WITH PERIOD FEATURES
- SOUGHT AFTER LOCATION
- EXCELLENT LOCAL AMENITIES
- POTENTIAL TO IMPROVE FURTHER





OUTSIDE

To the front the property is set back from the pavement by way of a small stone wall and a low maintenance garden area. At the rear is an enclosed private garden that has a lawn area, planted beds, and a paved patio.

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.

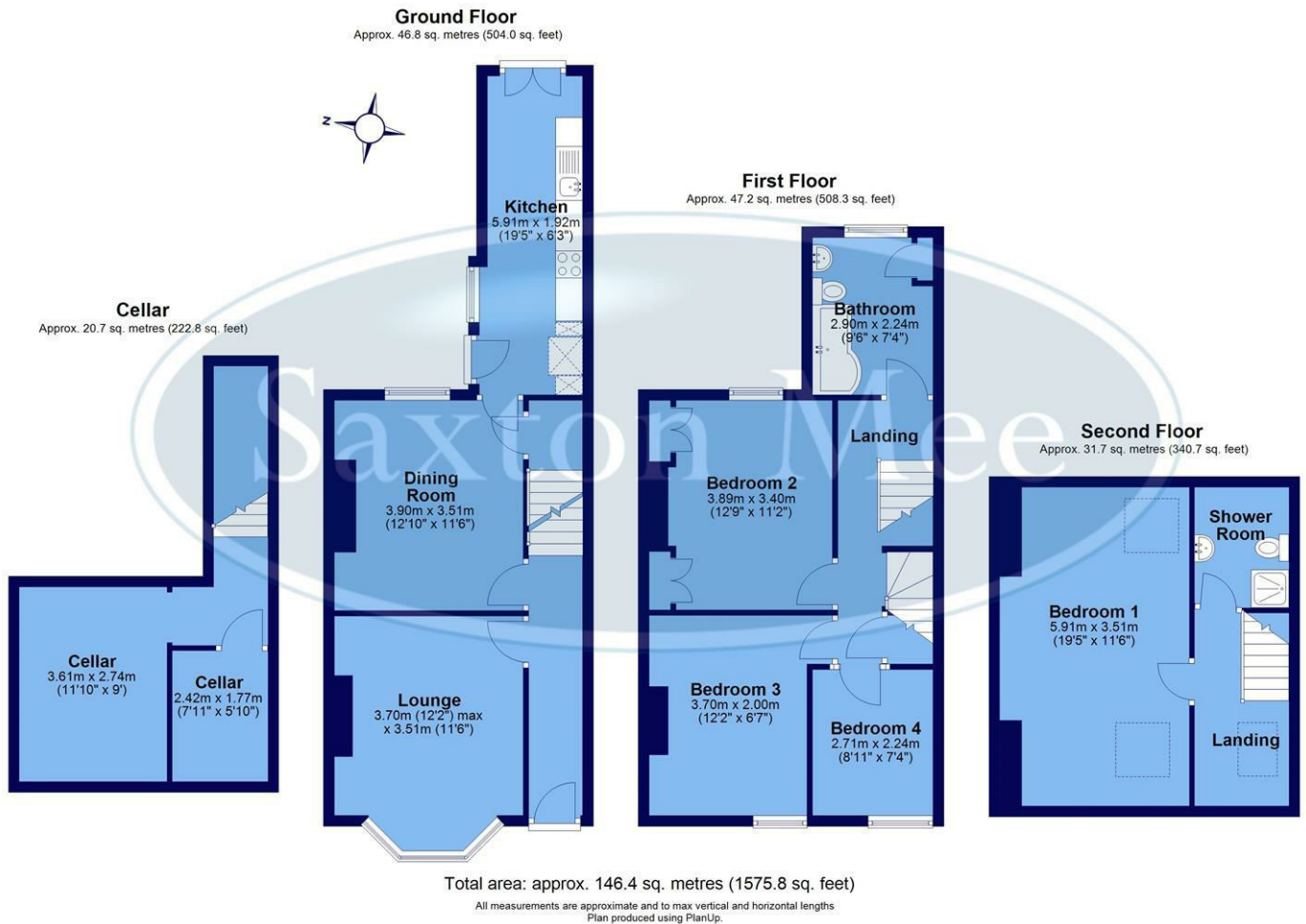
MATERIAL INFORMATION

The property is leasehold with an 800 year lease from 1954. We have been informed the Freeholder is absent. The property is currently Council Tax Band C.

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.



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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			
(43-54) E			
(31-39) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	82

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			
(43-54) E			
(31-39) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		