

Ainsley Road Crookes Sheffield S10 1EU  
Offers Around £260,000



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**\*\* CHAIN FREE \*\* END TERRACE WITH PRIVATE GARDEN \*\* CLOSE TO UNIVERSITIES \*\*** Located in this extremely convenient position which allows easy access to the main city hospitals and various university campuses, is this impressive three double bedroom end of terrace house. Offered to the open market with no onward chain, the property is deceptively spacious throughout including a large kitchen diner, and is well presented having been updated by the current owner since 2022.

On the ground floor the accommodation briefly comprises a lounge to the front aspect which has stripped floorboards and a feature fireplace, and an 18ft kitchen diner to the rear which has French doors to the garden, a contemporary fitted kitchen and access to the cellar head.

The first floor has two double bedrooms which again each have stripped floorboards, and a large bathroom that has a white suite which includes a bath, WC, wash hand basin, and a separate shower enclosure.

From the landing area, stairs lead to a further bedroom which has a dormer window to the rear aspect, a shower enclosure, and a WC.

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- LARGE KITCHEN DINER
- DECEPTIVELY SPACIOUS
- PRIVATE GARDEN TO REAR
- SOUTH EAST FACING
- POPULAR LOCATION
- CLOSE TO HOSPITALS/UNIVERSITIES
- END OF TERRACE HOUSE







## OUTSIDE

To the rear is a private south east facing garden which has no through access from neighbouring properties. Currently the garden includes a lawn area, decked patio, and planted beds.

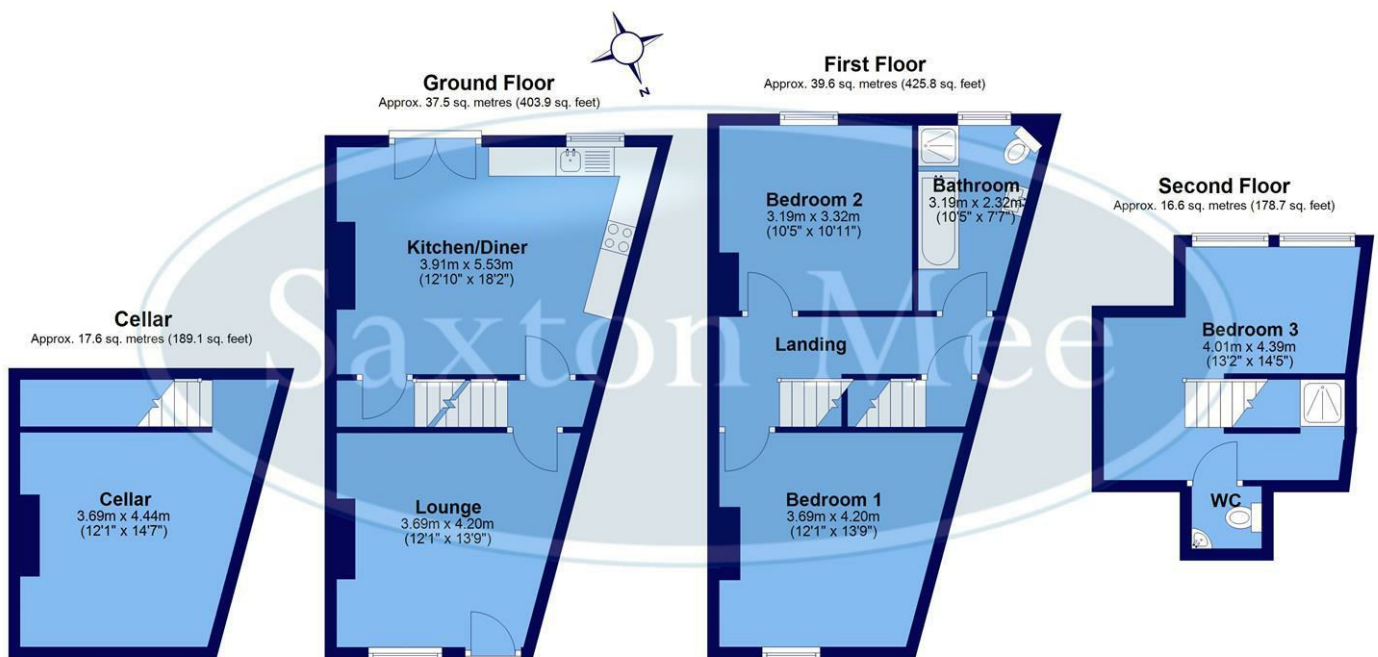
## LOCATION

Situated in the sought after area of Crookes which benefits from a superb array of local amenities including butchers, bakers, greengrocers, and two mini-supermarkets. (Sainsbury's & Co-op). There is a fine selection of pubs, restaurants and takeaways. Easy access to Sheffield City Centre is available by regular bus routes and the glorious outdoor scenery of the Peak District is a short journey away.

## 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. 111.3 sq. metres (1197.5 sq. feet)

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

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