



Roebuck Road Crookesmoor Sheffield S6 3GQ
Price Guide £340,000

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GUIDE PRICE £340,000-£350,000 ** STONE BUILT SEMI-DETACHED ** SOLAR PANELS ** OFF ROAD PARKING ** FREEHOLD ** This deceptively spacious, stone built, three double bedroom semi-detached family home is located within easy reach of the various university campuses, and main city hospitals along with an array of fabulous local amenities. Well presented throughout in a contemporary style, the property benefits from a generous sized plot that includes an off road parking space accessed from the rear, solar panels which generates an impressive annual income, and a tanked basement which provides excellent storage. The property has planning permission for a single storey extension to the rear.

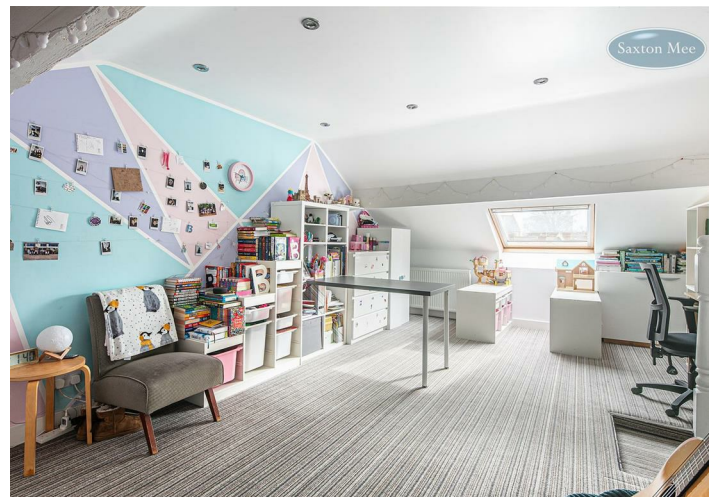
Measuring just under 1500 square feet in total, the accommodation on the ground floor briefly comprises an entrance hall which has access to the cellar head, a lounge to the front aspect which has the original ceiling coving and a feature fireplace, and an impressive kitchen diner that has wood flooring, a range of fitted units with contrasting worktops and integrated appliances to include a double electric oven, induction hob, and a dishwasher. French doors then lead through to a timber conservatory which has direct access to the rear garden.

The first floor has a large double bedroom to the front aspect, a second double bedroom to the rear aspect, and a well appointed bathroom which has a white suite with a shower over the bath, has a heated towel rail, and is partially tiled.

From the landing area, stairs lead to the second floor where you will find a third double bedroom which has dual aspect windows and fitted wardrobes. An internal viewing is essential to appreciate this fantastic property.

- THREE BEDROOM STONE BUILT SEMI-DETACHED
- SOLAR PANELS
- OFF ROAD PARKING
- LOUNGE, KITCHEN/DINER & GARDEN ROOM
- TANKED BASEMENT
- SOUTH FACING REAR GARDEN
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- EXCELLENT LOCATION
- EASY ACCESS TO UNIVERSITIES & HOSPITALS
- AMENITIES, SCHOOLS & TRANSPORT LINKS





OUTSIDE

The property is set back from the pavement at the front of the house by way of a small walled garden area. To the rear is a much larger than average south facing garden which comprises planted beds, a lawn area, paved patios, electric power points, outside taps, and a block paved driveway which is accessed from Burns Road.

LOCATION

Number 55 is located between the junctions for Sydney Road and Burns Road. A popular location due to it's proximity of the two Universities and hospitals nearby while also offering easy access in to Sheffield City Centre. There are useful local shops nearby with the busy high streets of Crookes and Broomhill both found within walking distance. Regular transport links by the way of bus routes are available while the stunning natural beauty of the Peak District can be found just over 5 miles away.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Chris Spooner

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