

Leamington Street Crookes Sheffield S10 1LW  
Offers Around £215,000



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Sheffield S10 1LW

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**\*\* CHAIN FREE \*\* EXCITING POTENTIAL\*\* SOUGHT AFTER LOCATION \*\*** Offered to the open market with no onward chain and vacant possession is this three bedroom mid terraced house which is located within the popular area of Crookes S10. Ideally positioned for easy access to the various University campuses and main city hospitals, the property offers enormous potential to cosmetically update the property to your own personal choice. The property has previously been successfully let out on a continuous basis for more than 10 years which could appeal to investors and landlords as well as first time buyers, small families and couples.

Briefly, the accommodation on the ground floor currently comprises an off shot kitchen which has a range of units with a worktop which incorporates the sink and drainer. There is an integrated oven with a four ring hob and extractor above along with housing and plumbing for a washing machine and the wall mounted gas boiler. An opening leads into the dining/living room which has access to the cellar head with steps descending to the cellar. From the dining room, access into an inner lobby and the lounge which is currently used as a bedroom.

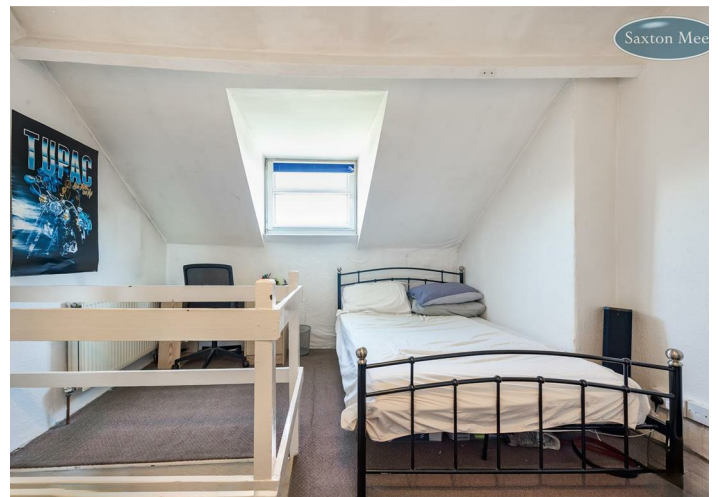
From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom one is to the front aspect, and single bedroom two is to the rear. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

From the landing area, stairs lead to a further double bedroom which has a rear dormer window that enjoys views over Sheffield.

- CHAIN FREE
- MID TERRACED HOUSE
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS WITH OFF SHOT KITCHEN
- POTENTIAL TO UPDATE AND IMPROVE
- CLOSE TO AMENITIES
- NEAR TO HOSPITALS AND UNIVERSITIES







## OUTSIDE

The property is set back from the pavement by way of a small low maintenance garden area. To the rear is a yard which is partly paved, and partly tarmac.

## 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. The area benefits from regular bus routes and link roads to the motorway network. The property is also perfectly positioned for access to the City Centre, main City Hospitals and various University campuses.

## MATERIAL INFORMATION

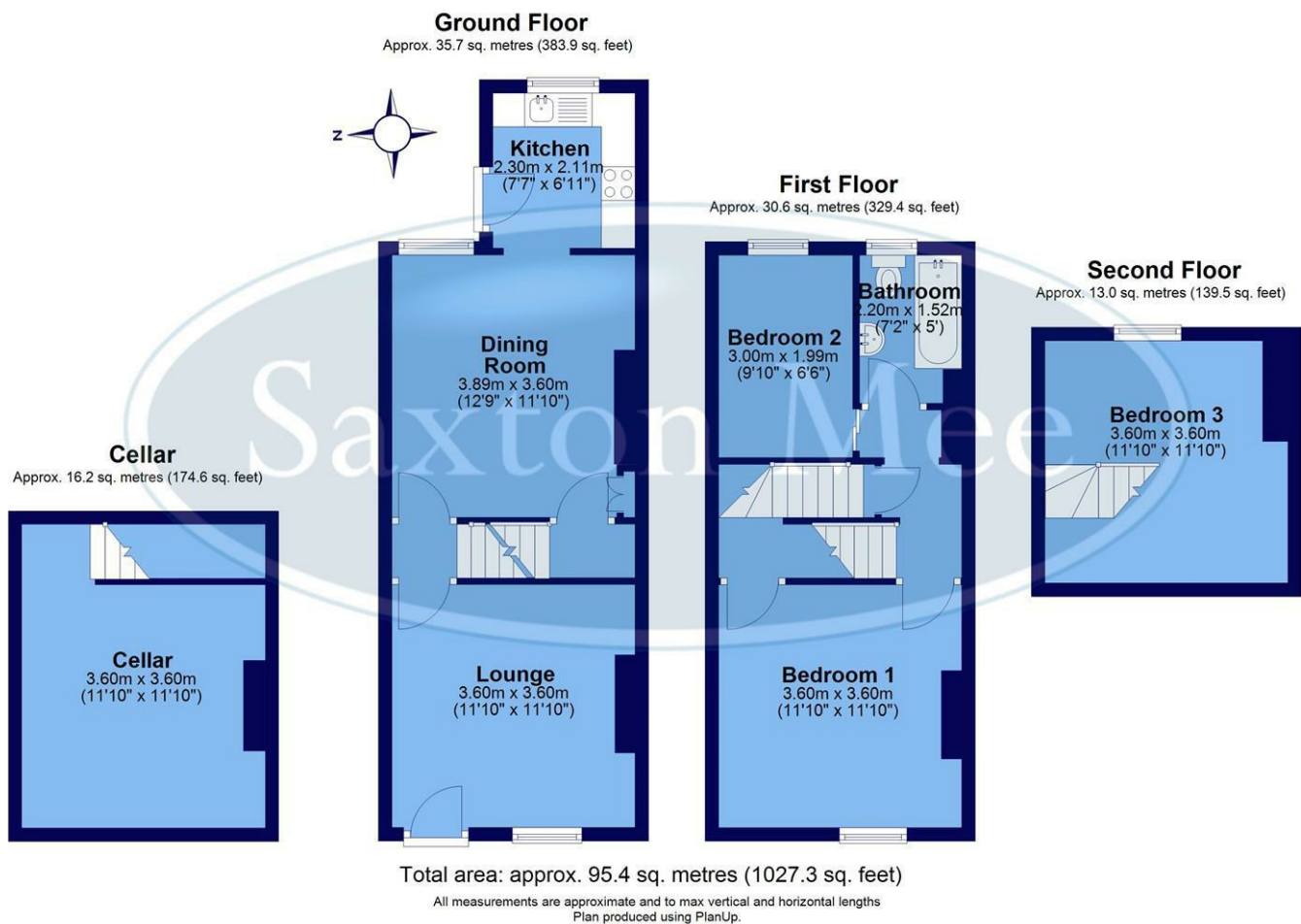
The property is Leasehold with a term of 800 years running from the 29th September 1902.

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.



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