



Sackville Road Sheffield S10 1GU  
Offers Around £210,000



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Situated on this popular residential road is this two double bedroom end terrace which has an impressive south facing rear garden and benefits from uPVC double glazing and gas central heating. The property is ideal for a first time buyer and offers potential to personalise the property to your own personal choice. Located in the sought after area of Crookes with amenities, a good selection of pubs, restaurants and takeaways, well regarded local schools, public transport links and easy access to Sheffield City Centre.

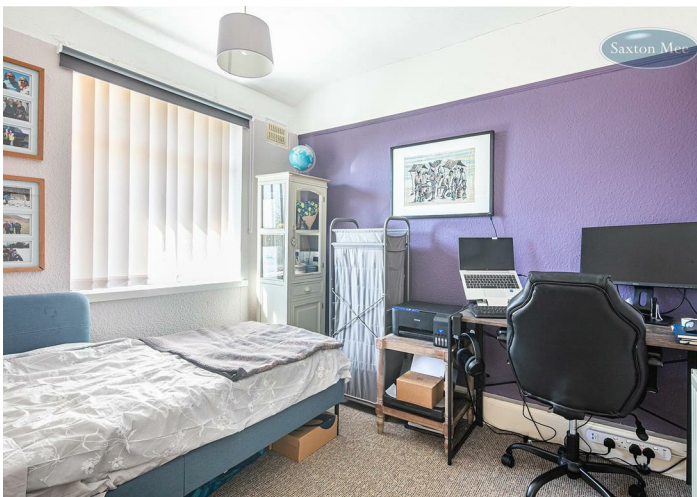
In brief, the living accommodation comprises front door which opens into the entrance hall with access into the lounge. The lounge has two arched feature alcoves and a front window allowing natural light. A door then opens into the kitchen, this bright and airy space has some fitted cupboards with contrasting worktops and space for appliances.

From the entrance hall, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The master is a spacious double bedroom to the front aspect and has fitted wardrobes. Double bedroom two overlooks the rear. The well appointed bathroom has a towel rail and a white suite including bath with overhead shower, WC and wash basin.

- TWO DOUBLE BEDROOM END TERRACE
- IMPRESSIVE SOUTH FACING REAR GARDEN
- LOUNGE & KITCHEN
- WELL APPOINTED BATHROOM
- SOUGHT-AFTER LOCATION
- AMENITIES CLOSE-BY
- SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS







## OUTSIDE

There are gardens to both the front and rear including lawns, planting beds and established hedging.

## 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. Well regarded local schools.

## MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th June 1934.  
The property is currently Council Tax Band A.

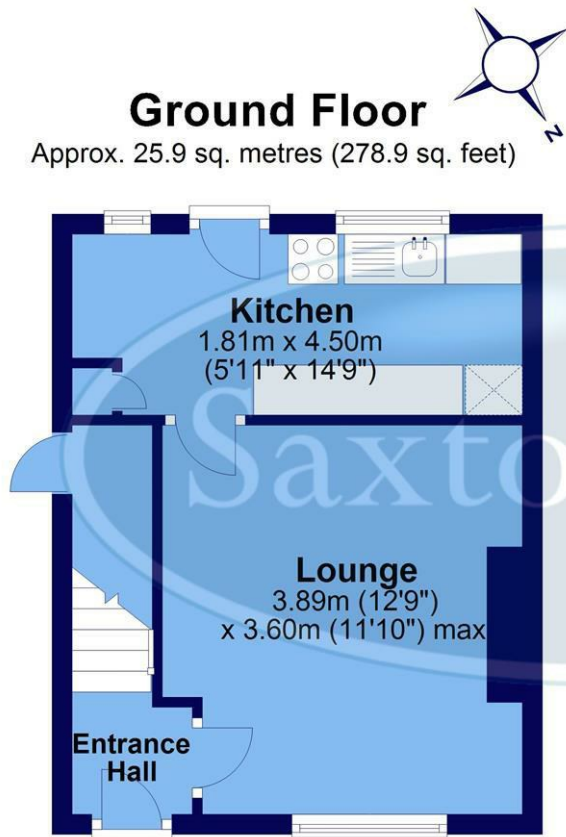
## VALUER

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.

## Ground Floor

Approx. 25.9 sq. metres (278.9 sq. feet)



## First Floor

Approx. 26.1 sq. metres (280.5 sq. feet)



Total area: approx. 52.0 sq. metres (559.4 sq. feet)

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

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