



Blakeney Road Crookes Sheffield S10 1FD  
Offers Around £260,000



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Sheffield S10 1FD

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Situated in this extremely popular area of Crookes on a quiet no through road is this beautifully presented three bedroom, two bathroom, stone fronted terrace property which enjoys impressive views and a rear garden which is not overlooked and benefits from uPVC double glazing and gas central heating.

Stylishly decorated throughout, the living accommodation briefly comprises front composite entrance door which opens into the lounge which has a front window allowing natural light, ceiling coving, built-in alcove cupboards and shelving, while the focal point is the multi-fuel stove. A door then opens into an inner lobby and the kitchen/diner. The kitchen has a range of high gloss fitted units with contrasting worktops which incorporate the sink and drainer. There is a breakfast bar, space for table and chairs and a rear composite entrance door. Integrated appliances include a dishwasher, washing machine, electric oven and a gas hob with extractor above. A trap door gives access to the cellar.

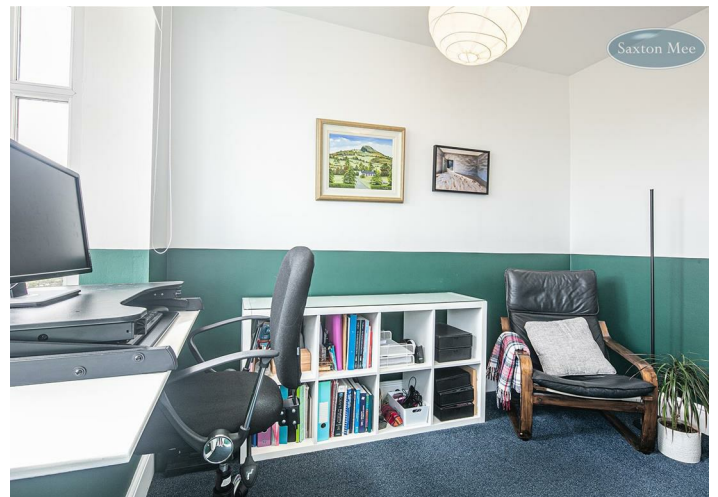
From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and a shower room. The master is to the front aspect and has an understairs cupboard and ample space for furniture. Bedroom two is a small double to the rear and has a small fitted cupboard. The shower room has a towel rail and a white suite including corner shower enclosure, wash basin with vanity unit and a WC.

A further staircase rises to the second floor and double bedroom three which has a Velux window to the front aspect, enjoying the impressive views over Sheffield and the added advantage of an en-suite shower room with a towel rail, fitted shelving and a white suite including shower enclosure, WC and wash basin.

- STONE FRONTED THREE BEDROOM, TWO BATHROOM TERRACE
- IMPRESSIVE VIEWS
- BEAUTIFULLY PRESENTED
- LOUNGE & KITCHEN/DINER
- REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- QUIET NO THROUGH ROAD
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & CENTRAL HOSPITALS
- VIEWING IS A MUST!







## OUTSIDE

To the front is a small low maintenance garden area. To the rear there is a lovely garden which is not overlooked and includes a patio area with brick built storage underneath, steps down to a lawn area and a decked seating area with planted beds.

## LOCATION

Situated in this extremely popular area of Crookes in a quiet no through road with excellent local amenities including Co-op and Sainsbury's Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Good regular public transport links with easy access to the city centre, universities and central hospitals.

## MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1898.

The property is currently Council Tax Band A.

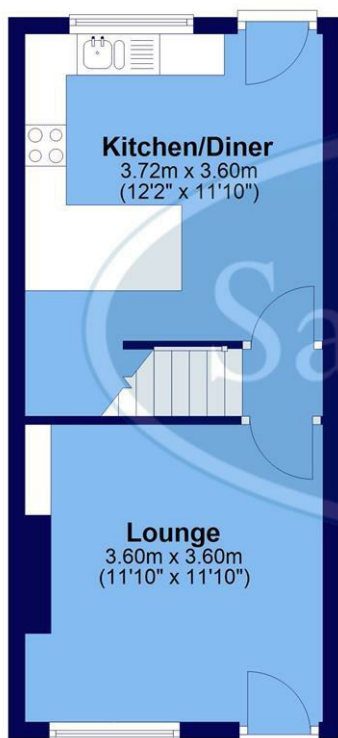
## VALUER

Chris Spooner

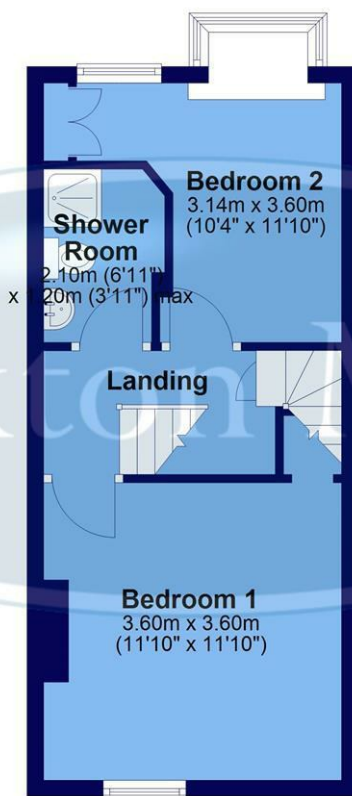
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**Ground Floor**  
Approx. 30.0 sq. metres (323.0 sq. feet)



**First Floor**  
Approx. 31.1 sq. metres (335.2 sq. feet)



**Second Floor**  
Approx. 20.6 sq. metres (222.2 sq. feet)



Total area: approx. 81.8 sq. metres (880.4 sq. feet)

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

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