

**Sackville Road Crookes Sheffield S10 1GW**  
**Offers Around £265,000**



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Sheffield S10 1GW

**Offers Around £265,000**

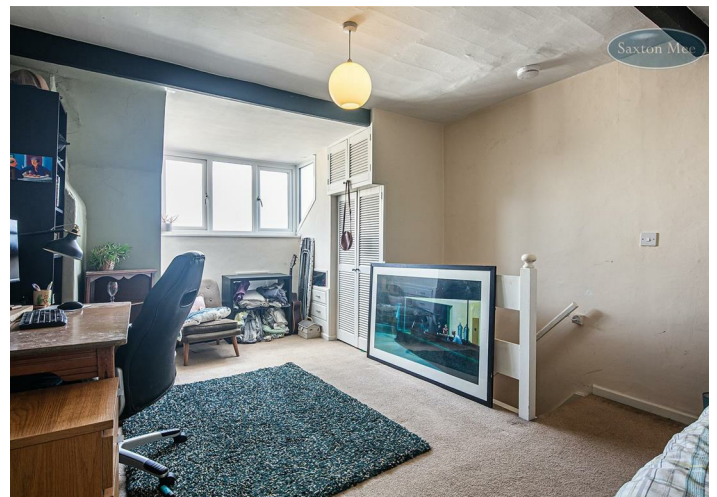
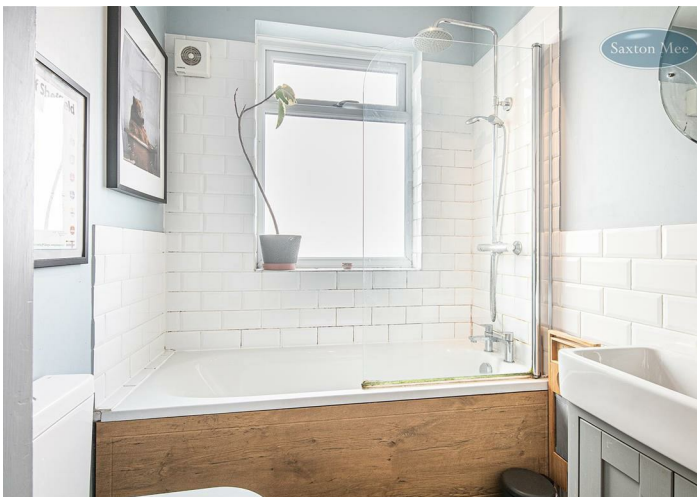
**\*\*FREEHOLD\*\*MUCH LARGER THAN AVERAGE LIVING SPACE\*\*SMALL PRIVATE GARDEN TO REAR\*\***

Located within the sought after area of Crookes S10 is this deceptively spacious three bedroom mid terraced house which has been extended on the ground floor to create a much larger than average living space. Well presented throughout, the property enjoys a slightly elevated position from the road and pleasingly has retained some period features, which are seamlessly blended with a modern fitted kitchen and bathroom making this an ideal property for a first time buyer. On the ground floor the accommodation briefly comprises a bay windowed lounge which features an ornate cast iron fire place, original ceiling coving, and wooden floors, an extended second living area/dining room that has a feature fireplace, and a separate kitchen which has a range of fitted units with contrasting worktops, a free standing range cooker, and a large pantry. The first floor has a double bedroom to the front aspect that has a useful understairs cupboard, a single bedroom to the rear aspect, and a bathroom that has a white suite with a shower over the bath, WC, and a wash hand basin with a vanity unit. From the landing area stairs lead to a further double bedroom that has a fitted cupboard and a large dormer window to the rear aspect.

- FREEHOLD MID TERRACED HOUSE
- EXTENDED LIVING SPACE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- ENCLOSED PRIVATE YARD/GARDEN TO REAR
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- ELEVATED FROM THE ROAD
- SOME PERIOD FEATURES







## OUTSIDE

The property is set back from the pavement by way of a small raised private garden area. To the rear is an enclosed paved private garden that is accessed via Pickmere Road.

## LOCATION

Sackville Road is a popular residential road within the sought after area of Crookes S10. Crookes features an abundance of amenities including superb independent coffee shops and cafes, various eateries both for eat-in and take away, several pubs, and some fabulous local shops as well as a Sainsbury's Local and a Co-op. Regular bus routes offer easy access into the city centre, and the location is ideal for people needing access to the main city Hospitals and various University campuses.

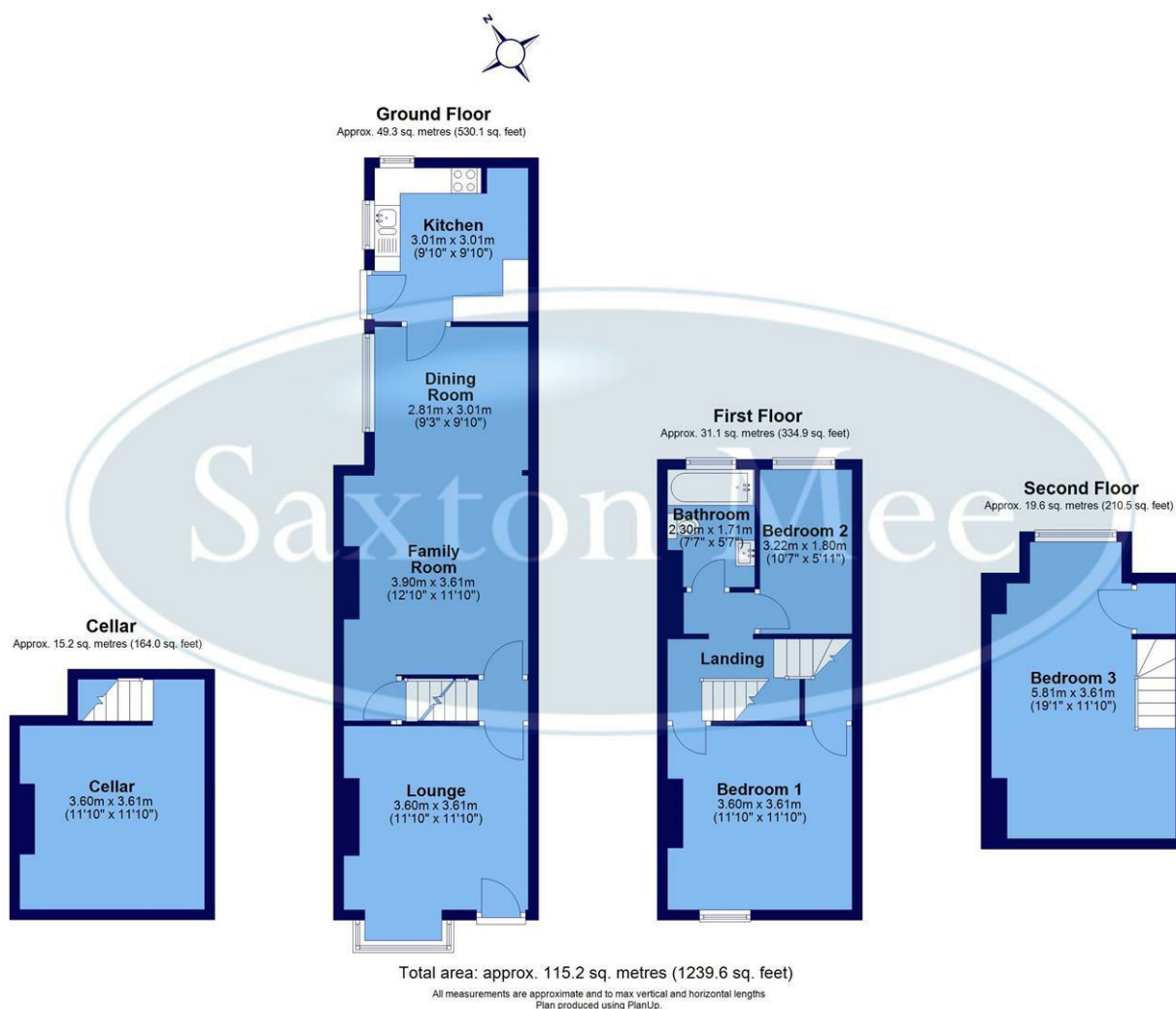
## MATERIAL INFORMATION

The property is freehold and currently has a council tax band of A. £1593

## 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.



**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		49	68
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			