



Duncan Road Crookes Sheffield S10 1SN
Offers Around £250,000

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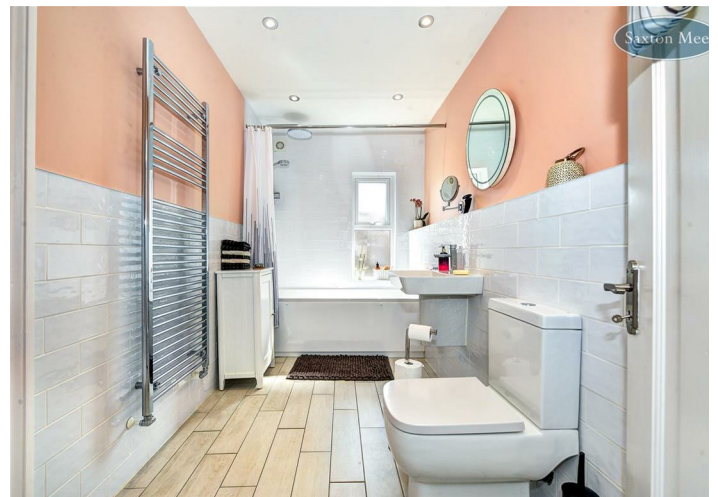
Situated on this quiet residential road in this sought-after location is this two double bedroom, stone fronted terrace property which enjoys a rear garden and benefits from going over the passageway, uPVC double glazing and gas central heating. Located within the popular residential area of Crookes with an abundance of amenities, excellent transport links as well as easy access into the city centre.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front door into the lounge with a front window allowing natural light, a feature fireplace along with cupboards and shelving to one side of the chimney breast. A door then opens into the inner lobby with access to the kitchen/diner which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, a four ring hob with extractor above, fridge, dishwasher and freezer as well as housing and plumbing for a washing machine. There is a tiled floor and a rear entrance door.

From the inner lobby, a staircase rises to the first floor with access into the two bedrooms. The principal bedroom is a large double to the front aspect and has ample space for furniture and the added advantage of access to a WC and wash basin which in turn leads into the bathroom. Double bedroom two is to the rear aspect with laminate flooring, space for furniture and access to the bathroom. The stylish bathroom is partially tiled and has a chrome towel radiator and a three piece suite consisting of bath with overhead shower, WC and wash basin.

- STONE FRONTED
- TWO DOUBLE BEDROOMS, THE PRINCIPAL WITH WC & WASH BASIN OFF
- THREE PIECE SUITE BATHROOM
- LOUNGE
- KITCHEN/DINER
- REAR GARDEN
- SOUGHT AFTER LOCATION
- QUIET RESIDENTIAL ROAD
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & CENTRAL HOSPITALS





OUTSIDE

To the front is a forecourt which sets the property back from the road. Shared access leads to the rear garden.

LOCATION

Duncan 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 Leasehold running from the 25th March 1904 with a term of 800 years.

The property is currently Council Tax Band A.

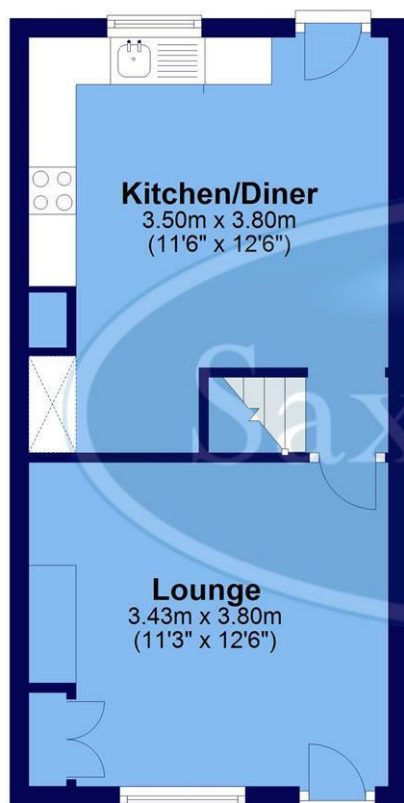
VALUER

Chris Spooner

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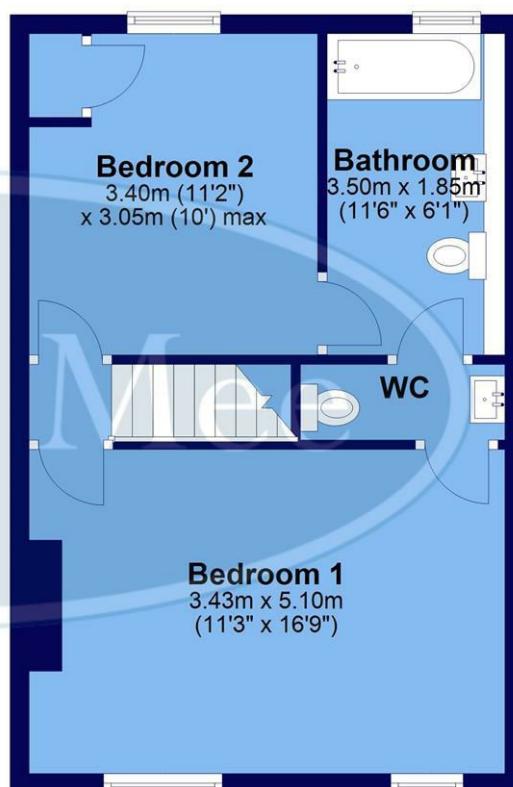
Ground Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



Total area: approx. 69.9 sq. metres (752.0 sq. feet)

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

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