



Warwick Street Crookes Sheffield S10 1LX
Offers Around £240,000

Warwick Street

Sheffield S10 1LX

Offers Around £240,000

Offered to the open market with no onward chain is this deceptively spacious, three double bedroom house which is located on a quiet no through road within the popular area of Crookes S10. Presented mainly in a neutral décor, the property would be ideal for a first time buyer looking for a blank canvas which they can improve by implementing their own personal style and taste.

Measuring over 1,100 square feet including the cellar, the accommodation on the ground floor briefly comprises a lounge to the front aspect which has stripped wooden floors, and a kitchen diner that has fitted cupboards and integrated appliances which includes a dishwasher, fridge, electric oven, and a gas hob. From here there is access to both the cellar head and rear garden.

On the first floor there is a double bedroom to the front aspect which has wood laminate flooring, a second double bedroom to the rear that has a cupboard which houses the gas central heating boiler, and a well appointed bathroom that has a contemporary white suite that includes a separate walk-in shower enclosure.

From the landing area, stairs lead to a large attic style room which has dual aspect Velux windows.

- NO CHAIN
- THREE DOUBLE BEDROOMS
- DECEPTIVELY SPACIOUS
- CONTEMPORARY BATHROOM
- KITCHEN DINER WITH APPLIANCES
- POTENTIAL TO IMPROVE
- IDEAL FIRST TIME BUY
- POPULAR LOCATION
- CLOSE TO AMENITIES





OUTSIDE

Outside there is a south facing garden/yard to the rear which comprises both a paved patio area and a decked terrace.

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 including OFSTED rated outstanding Tipton Secondary School.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Chris Spooner ANAEA

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.



Total area: approx. 107.2 sq. metres (1153.8 sq. feet)

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

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

www.saxtonmee.co.uk

