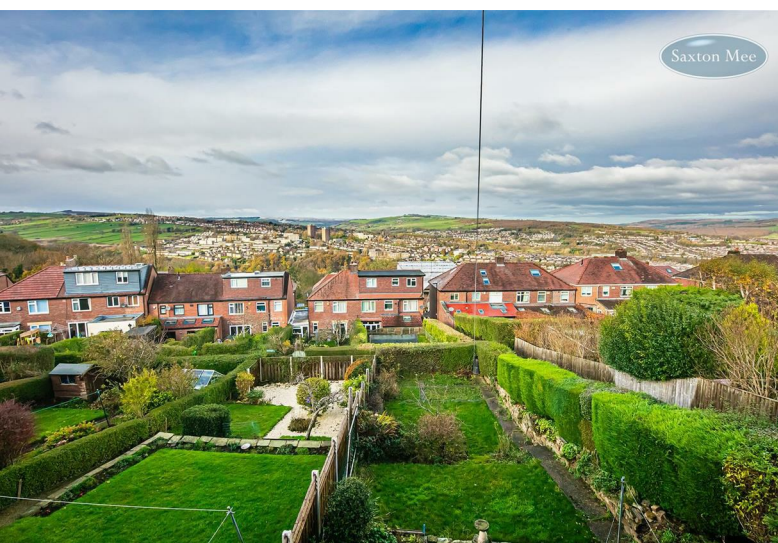




St. Anthony Road Crookes Sheffield S10 1SF
Offers In The Region Of £345,000

St. Anthony Road

Sheffield S10 1SF

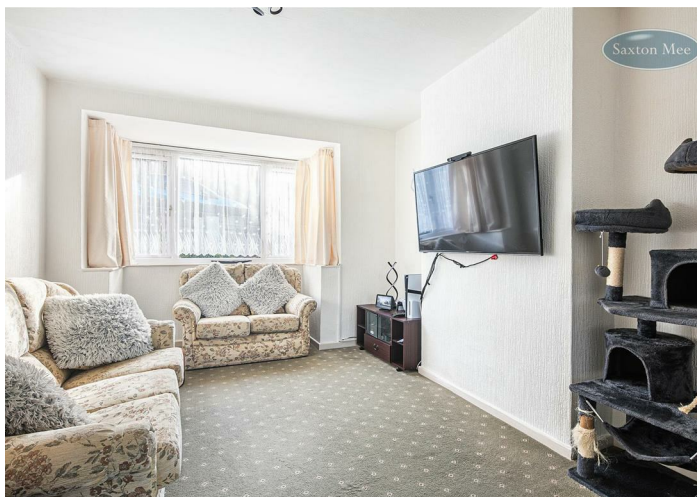
Offers In The Region Of £345,000

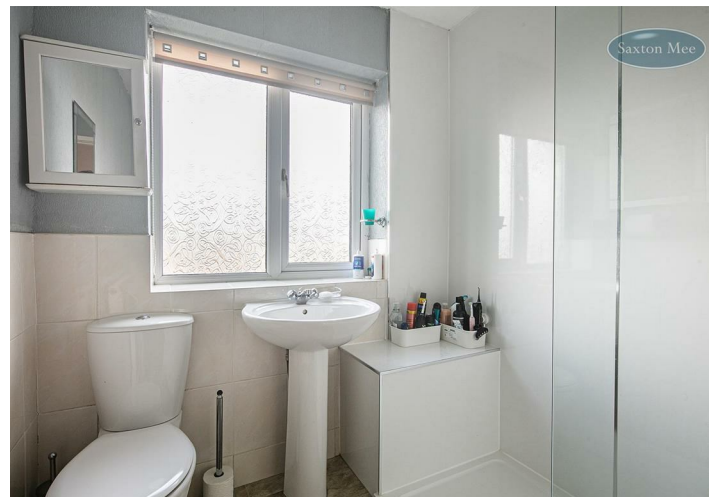
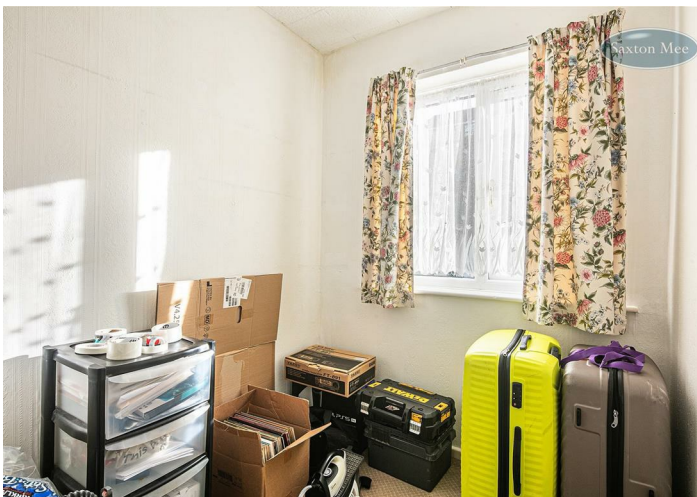
**** CHAIN FREE ** FREEHOLD PROPERTY ** POTENTIAL TO UPDATE **** Enjoying superb semi-rural views and offered to the open market with no onward chain is this three bedroom family home which is located on a quiet residential road within the popular suburb of Crookes S10. Requiring a scheme of updating including the need for an electrical re-wire which is reflected in the asking price, the property offers exciting potential to be renovated and possibly extended subject to the normal necessary planning consents. The property benefits from gas central heating, double glazed windows, and a basement level which provides further scope to create versatile accommodation.

The living accommodation briefly comprises: enter through a front door into the entrance hall with access into the lounge and the kitchen. The lounge has a front bay window and door doors opening into the dining room. The separate kitchen has a range of wall, base and drawer units with worktops which incorporate the sink and drainer. There is an integrated oven with a four ring hob along with space for a fridge freezer. A door gives access into a side porch with both front and rear entrance doors.

From the entrance hall, a staircase rises to the first floor with access into the three bedrooms and the shower room. The principal double bedroom is to the front aspect. Double bedroom two is to the rear with fitted wardrobes and takes full advantage of the stunning views. Bedroom three is to the front aspect. The modern shower room has a WC and wash basin.

- CHAIN FREE
- FREEHOLD PROPERTY
- POTENTIAL TO UPDATE
- SUPERB VIEWS
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- OFF ROAD PARKING
- SINGLE GARAGE
- OPPORTUNITY TO EXTEND
- GAS CENTRAL HEATING





OUTSIDE

To the front is a small garden which is set back from the pavement by way of a stone wall. There is a drive providing off road parking and leading to a single garage. To the rear is a fabulous sized tiered garden which comprises lawn areas, planted beds, and a patio seating area.

LOCATION

Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Well regarded local schools including Tipton Secondary and Lydgate Infant and Junior. Good regular public transport links. Easy access to Sheffield City Centre, Universities and Hospitals.

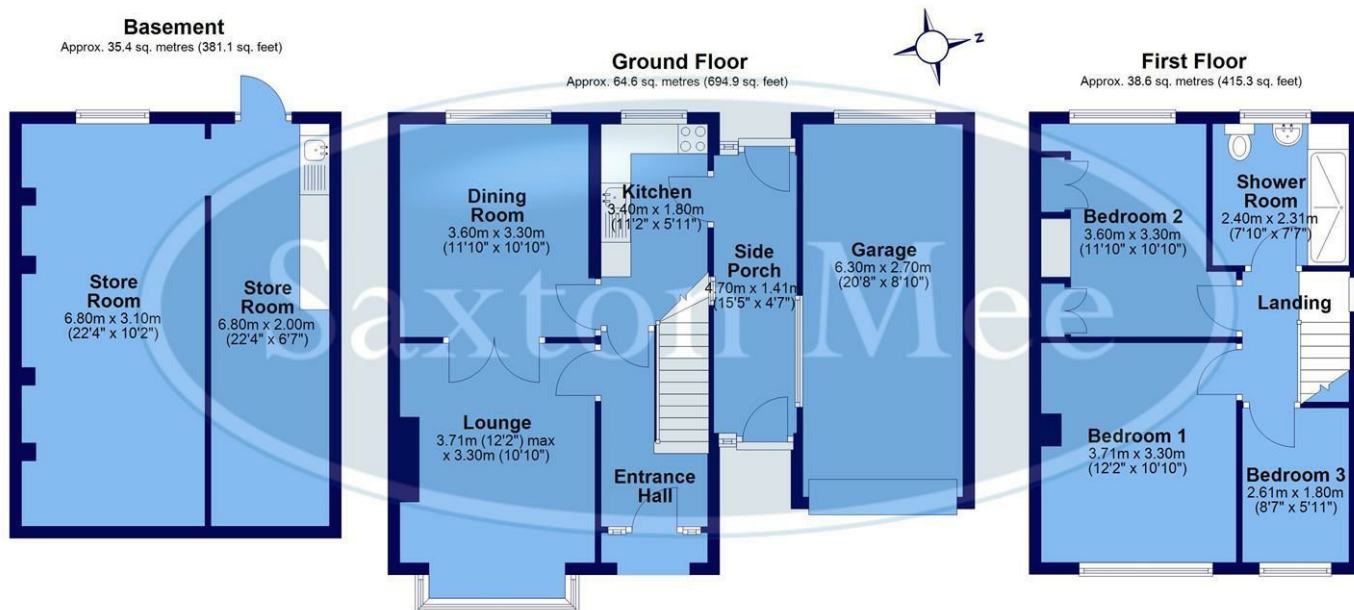
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

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. 138.5 sq. metres (1491.3 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



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			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	