

**45 Duncan Road, Crookes**  
Sheffield

Offers in Region of £235,000

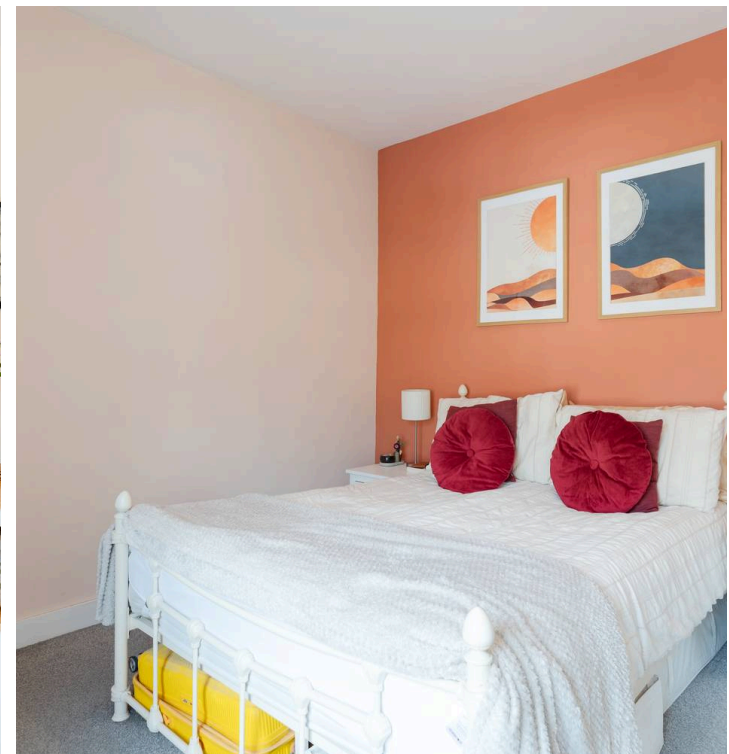
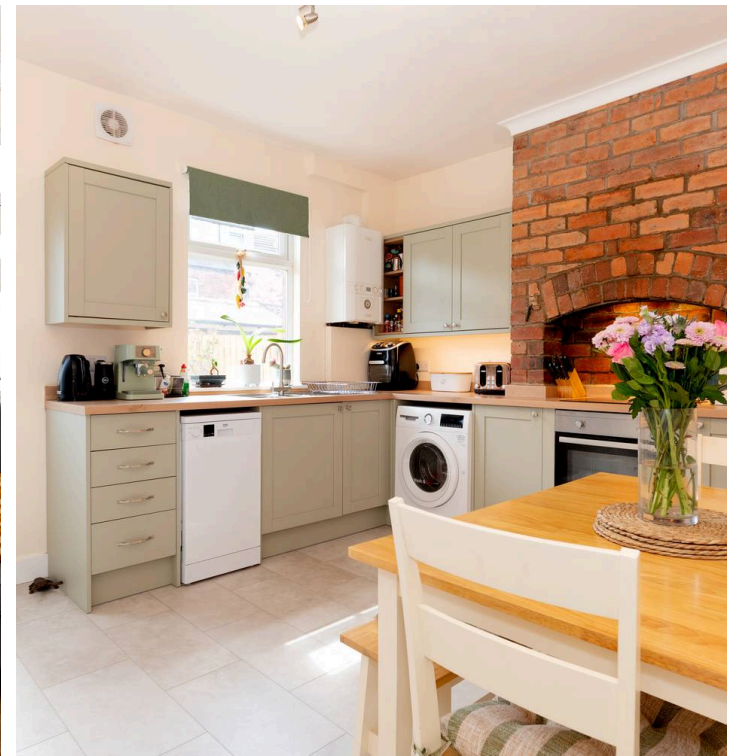


# 45 Duncan Road

Crookes, Sheffield

An absolutely stunning, beautifully presented and very well proportioned two bedroom, stone fronted, mid Victorian terrace. Finished internally to the very highest of standards throughout by the current vendors with absolutely no expense spared to create this modern and contemporary vibe. Retaining a wealth of the original period features, character and charm associated with a property from this era and effortlessly blending them with a modern feel that is sure to be a hit with professional couples and first time buyers alike. With two beautiful floors of light accommodation, framed by the superb fitted dining kitchen that includes a beautiful exposed brick chimney breast, easy on road parking is on the front and there is a fabulous rear sunny landscaped garden. Located on this well regarded, quiet residential road within the very heart of ultra popular Crookes on the West of the city. Council Tax band: A Tenure: Leasehold

- STUNNING TWO BEDROOM STONE FRONTED MID TERRACE
- FINISHED INTERNALLY TO A SUPER HIGH STANDARD THROUGHOUT BY THE CURRENT VENDORS
- QUIET RESIDENTIAL ROAD IN THE VERY HEART OF ULTRA POPULAR CROOKES
- SHORT STROLL TO NUMEROUS INDEPENDENT CAFES EATERIES AND SHOPS
- PERFECT FOR THE PROFESSIONAL COUPLE AND FIRST TIME BUYERS ALIKE
- VIEWING ESSENTIAL TO SEE THE FINISH ON OFFER
- REAR LANDSCAPED GARDEN EASY ON ROAD PARKING



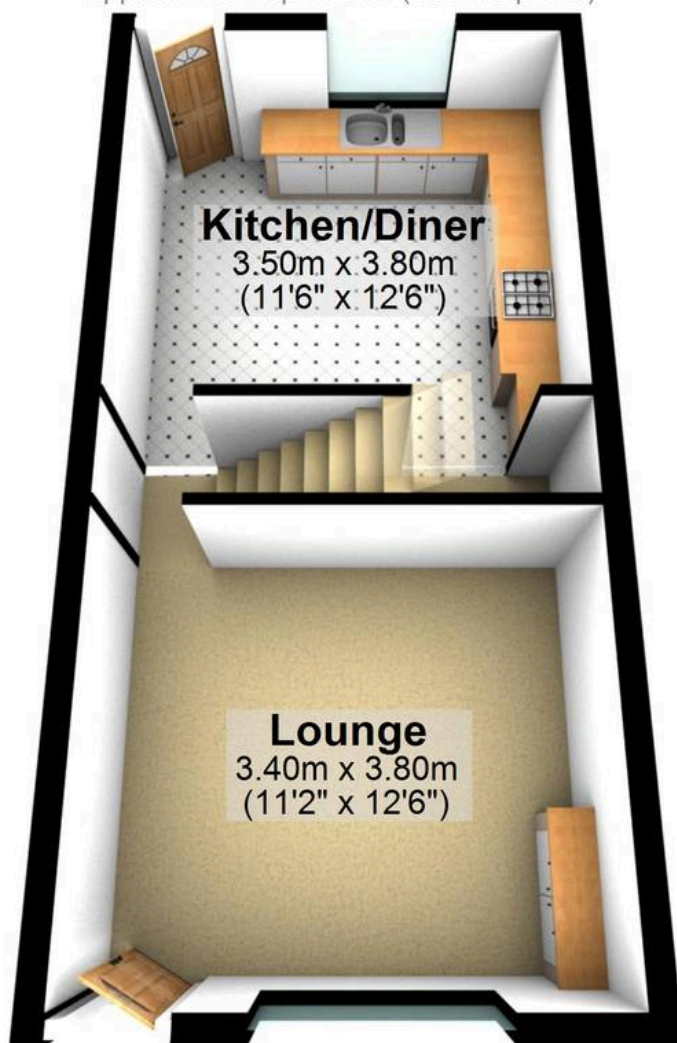






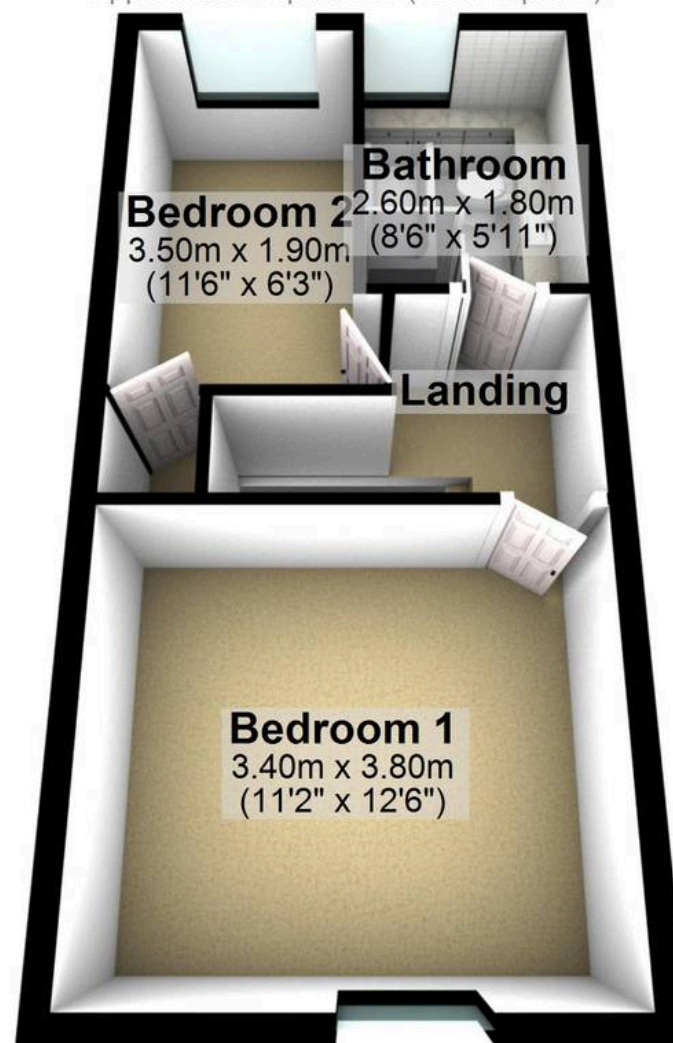
## Ground Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



## First Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



Total area: approx. 60.0 sq. metres (646.0 sq. feet)

All measurements are approximate  
 Plan produced using PlanUp.