



HUNTERS[®]
HERE TO GET *you* THERE

14 Forres Road, Crookes, Sheffield, S10 1WE

14 Forres Road, Crookes, Sheffield, S10 1WE

Asking Price £260,000

Nestled in the charming area of Crookes, this delightful two-bedroom townhouse on Forres Road presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The two double bedrooms offer ample space, making them ideal for a small family, a couple, or even as a home office. The bathroom is conveniently located, ensuring comfort and privacy.

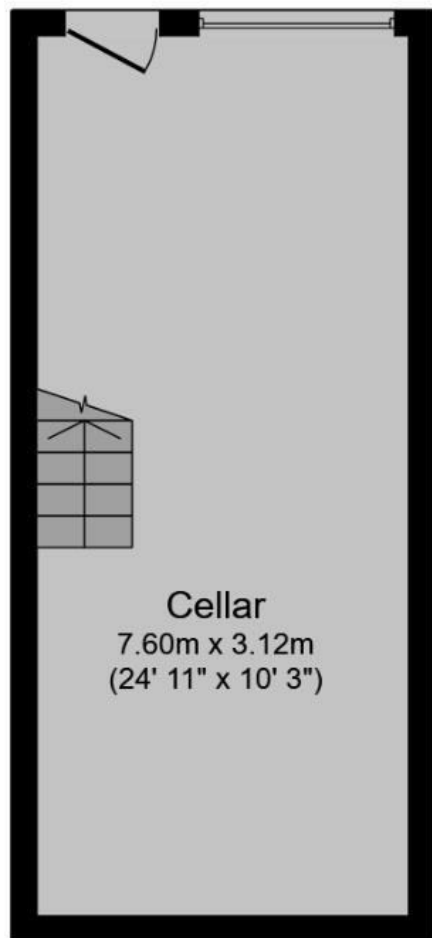
One of the standout features of this townhouse is the garage, providing secure parking and additional storage space, a rare find in this sought-after area.

With no onward chain, this property is ready for you to move in without delay, allowing for a smooth transition to your new home.

Crookes is known for its vibrant community and excellent local amenities, including shops, cafes, and parks, all within easy reach. This townhouse is not just a house; it is a place where you can create lasting memories.

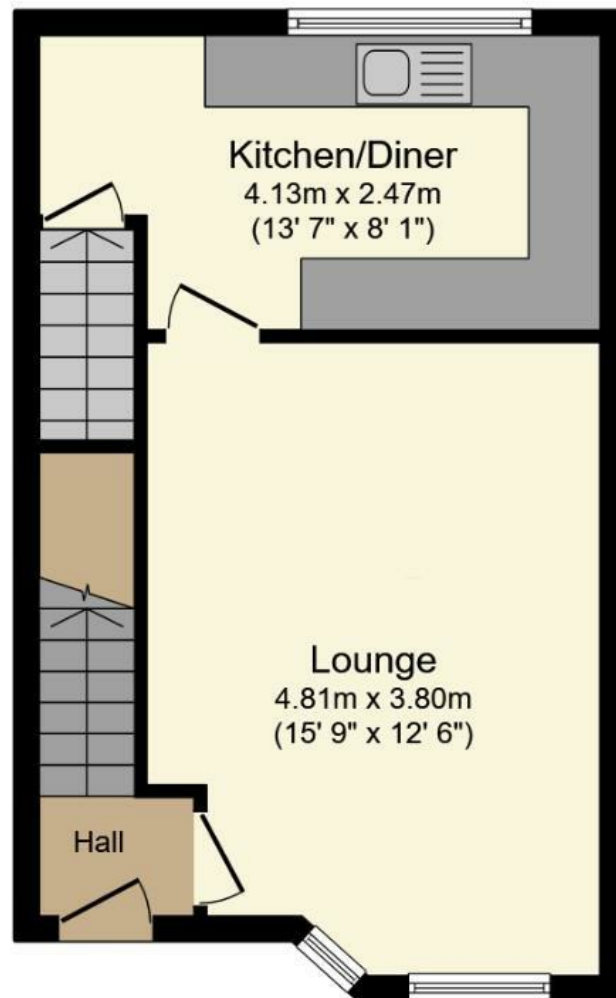
Do not miss the chance to view this lovely property and envision your future in this welcoming neighbourhood.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com



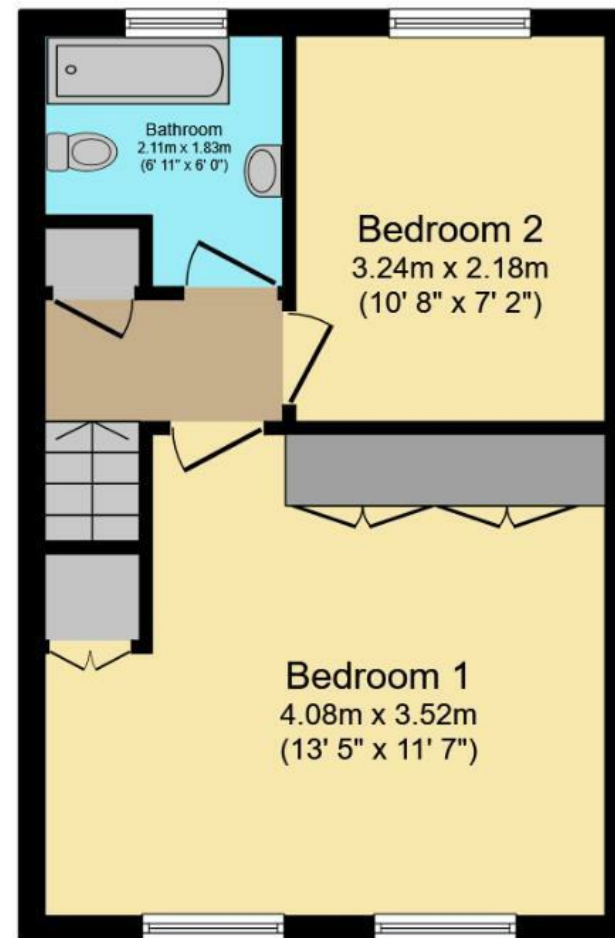
Cellar

Floor area 23.0 sq.m. (248 sq.ft.)



Ground Floor

Floor area 35.8 sq.m. (385 sq.ft.)



First Floor

Floor area 34.7 sq.m. (373 sq.ft.)

Total floor area: 93.5 sq.m. (1,006 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

GENERAL REMARKS

TENURE

This property is Leasehold with a term of 200 Years From 16 May 1968 and a ground rent charge of £*** per annum.

RATING ASSESSMENT

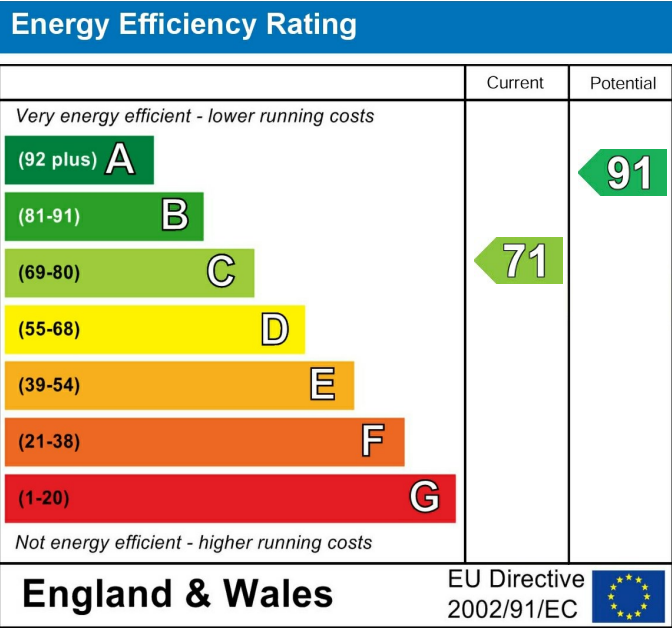
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





