





2 Burns Road

Crookesmoor • Sheffield • S6 3GJ

Guide Price £200,000 - £210,000

A 4 storey, 3/4 double bedroom townhouse offering great potential. Arranged over 4 levels creating flexible living including a basement with separate road level entrance. Benefits from a great location close to Crookes Valley Park & Weston Park leading to the hospitals and universities. Great investment opportunity with tenants in situ until Aug 2024. The main entrance is elevated leading though into a front facing lounge and dining kitchen to the rear. Fitted with white wall and base units, contrasting worktops and incorporates integrated oven, gas hob, overhead extractor and Alpha combination boiler. Providing space for a dining table, rear door access and stairs leading to the basement. The lower-level features generous storage, occasional bedroom and ensuite shower room with road level uPVC door providing alternative access. The first floor comprises of 2 double bedrooms both equipped with ensuite shower rooms. Stairs lead to the second floor comprising of a 4th double bedroom with 2 front facing Velux windows and a separate bathroom fitted with modern 3-piece white suite, partially tiled. The property can be accessed from Burns Road or a communal passageway from Sydney Road leading to a rear door access. Ideally located close to an array of local amenities with great transport links. Walking distance from Crookes Valley Park and Weston Park, also in close proximity to Kelham Island, hospitals and universities. Council Tax Band A EPC Rating E Freehold & No Chain



- 4 Storey Townhouse in Crookesmoor
- Arranged Over 4 Levels
- 3 Double Bedrooms & Occasional Room
- Bathroom & 3 Ensuite Shower Rooms
- Kitchen & Integrated Appliances

- Basement with Separate Entrance
- Combination Boiler & Double Glazing
- Tenants in Contract until Aug 2024
- Freehold & No Chain
- Council Tax band A, EPC Rating E



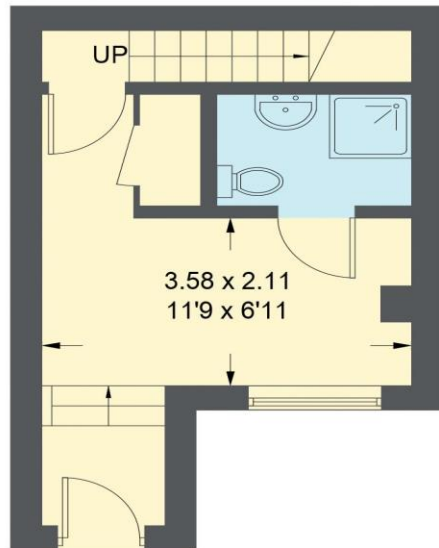
2 BURNS ROAD

APPROXIMATE GROSS INTERNAL AREA = 18.2 SQ M / 196 SQ FT

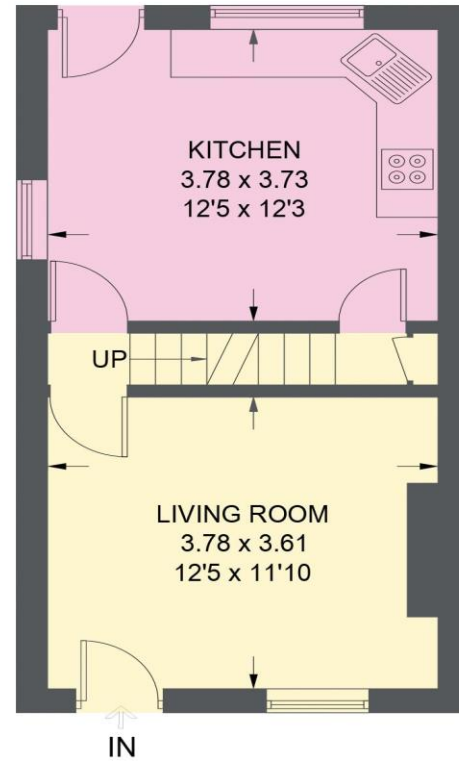
CELLAR = 86 SQ M / 926 SQ FT

TOTAL = 104.2 SQ M / 1122 SQ FT

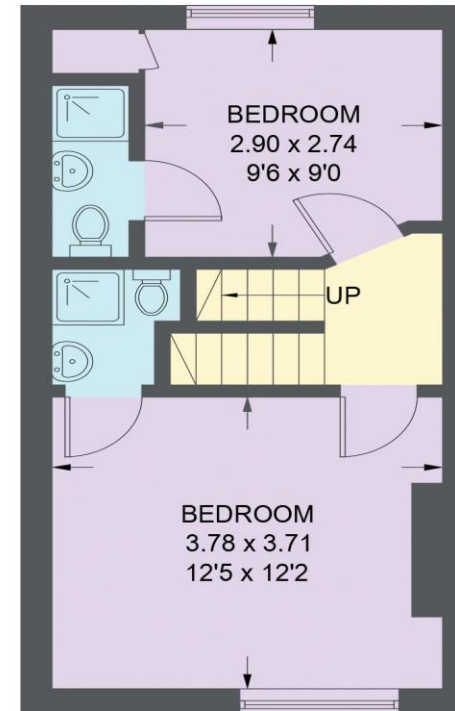
 = REDUCED HEADROOM BELOW 1.5m / 5'0



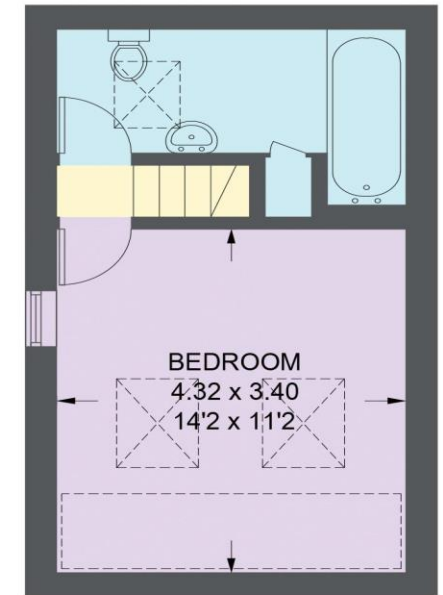
CELLAR
18.2 SQ M / 196 SQ FT



GROUND FLOOR
31.6 SQ M / 340 SQ FT



FIRST FLOOR
31.3 SQ M / 337 SQ FT



SECOND FLOOR
23.1 SQ M / 249 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.