







48 Clementson Road

Crookes • Sheffield • S10 1GS

Asking Price £225,000

A 3 bedroom stone fronted terrace house in Crookes, S10 ideally placed for local shops and amenities, with convenient access to the hospitals and universities. Offering fabulous potential, particularly for first time buyer or investors. Well-proportioned rooms in need of general updating. Benefits from combination gas central heating and double glazing. The ground floor features 2 good sized reception rooms creating a versatile living space with adjoining kitchen. Fitted with a range of matching units, providing space with plumbing for freestanding appliances, wall mounted Baxi combination boiler and rear door. The first floor comprises a front facing double bedroom complete with closet and smaller sized bedroom to the rear. The bathroom is equipped with 3-piece white suite, partially tiled and overhead shower. Stairs rise to the second floor creating a further double bedroom incorporating storage within the eaves and Velux window. Accessed through a communal passageway is an end of row, low maintenance courtyard. Clementson Road is close to an array of cafes, restaurants, and shops, as well as local schools, recreational facilities, with public transport and access links to the city centre, train station, and the Peak District.





- Stone Fronted Mid Terraced Property
- 3 Bedrooms
- Arranged Over 3 Levels
- Open Plan Dining Kitchen & Cellar
- Bay Fronted Lounge

- Popular Location In Crookes, S10
- End of Row Garden
- Tenure TBC
- Combination Boiler & Double Glazing
- Council Tax Band B, EPC TBC





48 CLEMENTSON ROAD

APPROXIMATE GROSS INTERNAL AREA = 84.2 SQ M / 906 SQ FT

CELLAR = 16.6 SQ M / 179 SQ FT

TOTAL = 100.8 SQ M / 1085 SQ FT



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



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