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## 57 Roebuck Road

Crookesmoor • Sheffield • S6 3GQ

## £225,000

A charming 3 bedroom end terrace property, with a superb, private south facing rear garden. Retaining many appealing period features including stripped floorboards, original coving, cupboards, and doors and a lovely, exposed brick wall in the attic bedroom. All complemented by a modern kitchen and bathroom, further benefitting from UPVC double glazing and modern gas central heating. On the ground floor a side facing entrance door opening into the lobby, the living room has a lovely, homely feel and a stylish wood burning stove. The kitchen is well fitted with a range of attractive, matching wall and base units complemented by a wood effect work surface, electric double oven, and gas hob. Space and plumbing for a washing machine. From the side lobby steps descend to the basement cellar. On the 1st floor is a double bedroom with useful under stairs storage, a second bedroom and a bathroom with modern suite in white comprising bath with shower over, w.c., wash hand basin and finished with attractive mosaic tiling to the wet areas. On the 2nd floor is a further double bedroom with a lovely, exposed brick wall and exposed beams. Outside to the front the property is slightly set back from the road, and to the rear is a superb, level garden with a York stone patio providing a sitting out and entertaining space beyond which is a large lawn area and a further patio at the bottom of the garden. Excellent open views from the garden. Crookesmoor is a very popular area, with excellent shops, pubs and restaurants, only approximately 2 miles from the city centre with regular transport links and close to the city's universities and hospitals. Freehold











- 3 Bedroom End Terrace
- Large South Facing Garden
- Period Features Throughout
- Modern Kitchen & Bathroom
- UPVC Double Glazing

- Modern Gas Central Heating
- Close To Universities & Hospitals
- Viewing Essential
- Freehold
- EPC tbc



## **57 ROEBUCK ROAD**

APPROXIMATE GROSS INTERNAL AREA = 75.1 SQ M / 808 SQ FT CELLAR = 16.5 SQ M / 178 SQ FT TOTAL = 91.5 SQ M / 986 SQ FT

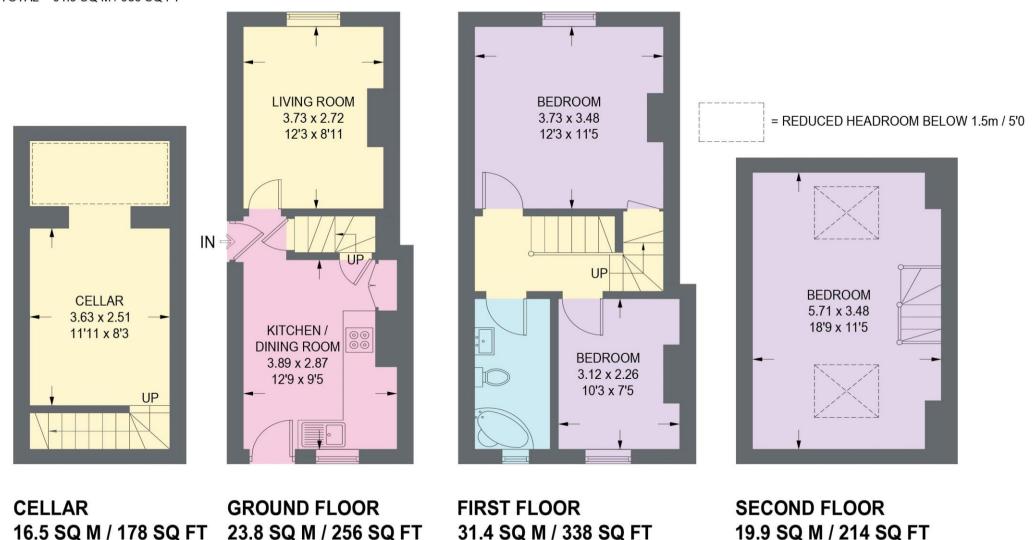


Illustration is for identification purposes only, measurements are approximate, not to scale.

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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.





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