







16A Leamington Street

Crookes • Sheffield • S10 1LW

Guide Price £180,000 - £190,000

Stunning 2 double bedroom duplex apartment located in the sought after area of Crookes with excellent transport links to the city centre, hospitals & universities. Benefits from stylish, modern interior, combination gas central heating, double glazing and low maintenance rear garden. A composite front door enters into a private entrance providing cloakroom storage and stairs ascending to the first-floor landing. The modern shaker style dining kitchen overlooks the rear of the property, providing a dining area, generous storage and leafy outlook. The cosy lounge has been styled in bold modern, contrasting tones and laminate floor. A fully tiled bathroom is equipped with white suite, overhead shower and heated towel rail. A spacious front facing double bedroom is bright and airy featuring laminate floor and built in storage. Stairs rise to the second floor creating a fabulous double bedroom providing ensuite shower room and complemented by far reaching city view. Externally is a low maintenance rear garden providing a private outdoor space complemented by leafy backdrop. Leamington Street is a sought-after location, within a short walk of sought after schools and is equally well placed for the amenities of Crookes, Walkley and Broomhill. Great transport links and access to the City Centre, universities and hospitals.





- Stunning Duplex Apartment
- Sought After Location in Crookes, S10
- Stylishly Presented Throughout
- 2 Spacious Double Bedrooms
- Modern Kitchen & Bathroom
- Close to Hospitals & Universities
- Combination Boiler & Double Glazing
- Low Maintenance Rear Garden
- Freehold
- Council Tax Band B





16A LEAMINGTON STREET

APPROXIMATE GROSS INTERNAL AREA = 84.9 SQ M / 913 SQ FT

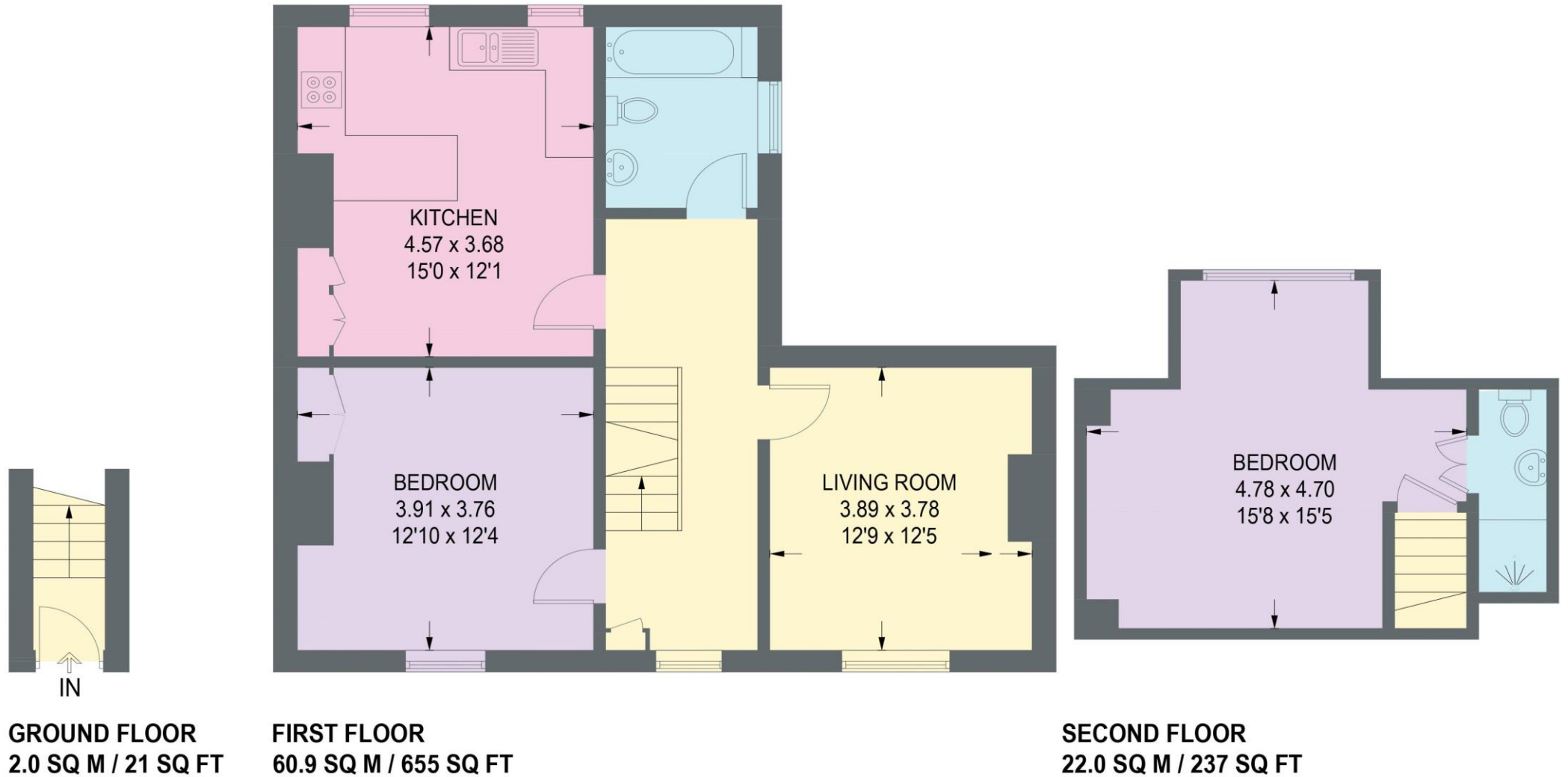


Illustration for identification purposes only,
measurements are approximate, not to scale.



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