







93 Western Road

Crookes • Sheffield • S10 1LB

Guide Price £220,000 - £230,000

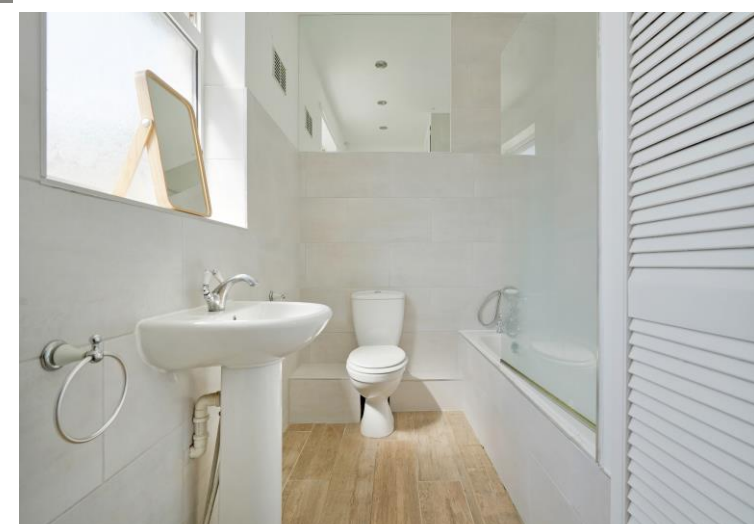
Deceptively spacious 2 double bedroom end terrace located on a popular road in Crookes, S10. Features attic bedroom with adjoining occasional room, garden room and attractive enclosed private courtyard. Benefits from combination gas central heating, double glazing and modern décor. Available with no onward chain. Enters through a front porch into a light and airy spacious living area complemented by simple, neutral decor and log burning stove. A cheerful galley kitchen is fitted with solid wooden units, matching worktops and tiled splashbacks incorporating integrated Smeg electric oven and gas hob. A separate garden room provides a dining area overlooking enclosed rear courtyard. Open stairs from the living area lead to the first floor featuring a front facing double bedroom styled in contrasting modern tones, providing under stairs walk in storage. The bathroom is equipped with 3-piece white suite, overhead rainfall shower, partial tiling and generous built in storage. Stairs lead to a further double bedroom on the second floor complete with adjoining occasional room offering a flexible living space, with views to the rear. Externally a fully enclosed private rear courtyard offers al fresco seating, artificial lawn and garden shed complemented by attractive planting. Western Road is ideally placed for access to a wide range of local amenities including bars, shops, pubs and cafes both in Crookes and Crookesmoor and is close to reputable local schools. Great transport links with regular public transport, close to universities and hospitals.





- Deceptively Spacious End Terrace
- Popular Road in Crookes, S10
- 2 Double Bedrooms
- Modern Bathroom
- Galley Kitchen & Integrated Appliances

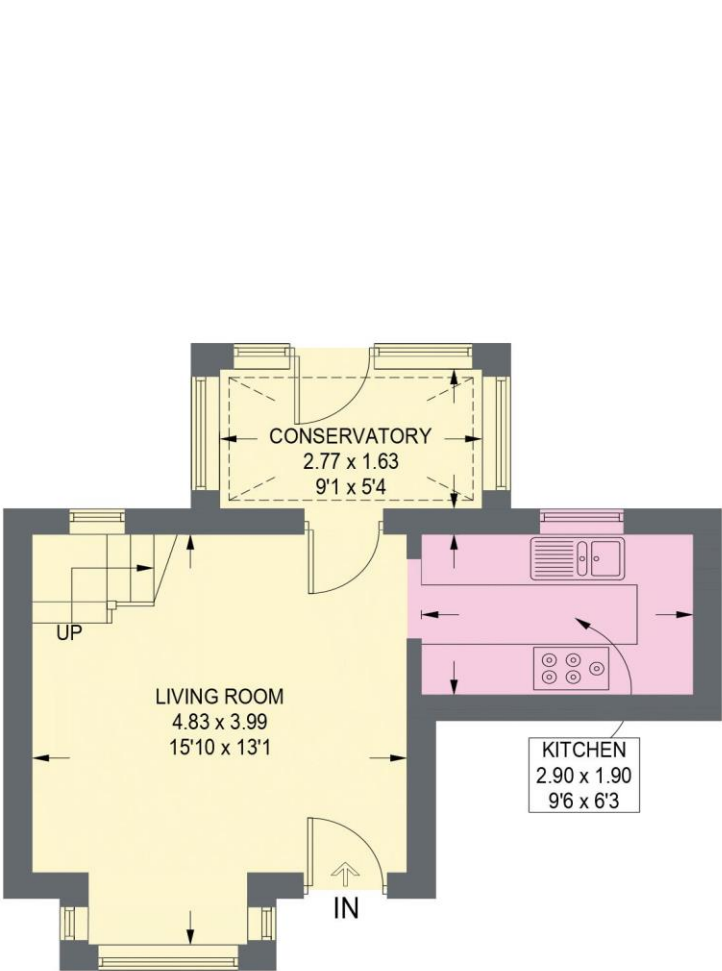
- Garden Room
- Combination Boiler & Double Glazing
- Enclosed Private Courtyard
- Freehold & No Chain
- Council Tax Band A, EPC Rating D



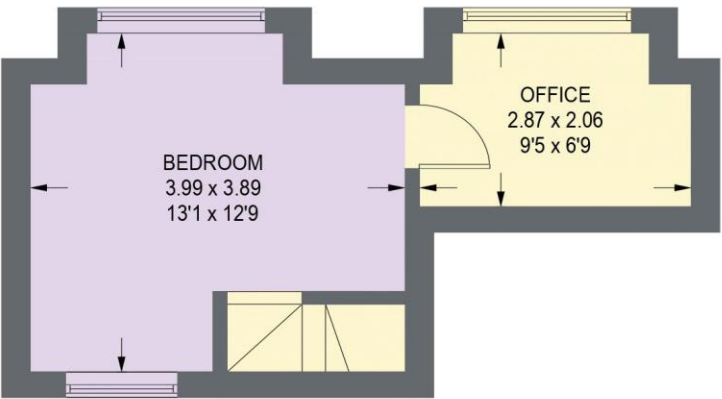


93 WESTERN ROAD

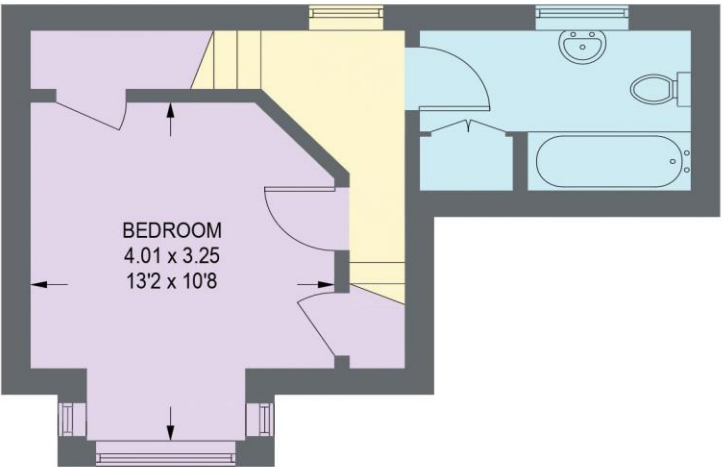
APPROXIMATE GROSS INTERNAL AREA = 72.7 SQ M / 783 SQ FT



GROUND FLOOR
29.0 SQ M / 312 SQ FT



SECOND FLOOR
20.5 SQ M / 221 SQ FT



FIRST FLOOR
23.2 SQ M / 250 SQ FT

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

(IDMRP2025)

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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