





## 15 Bute Street

Crookes • Sheffield • S10 1UP

Guide Price £190,000 - £200,000

Located in Crookes, a sought after area close to the Sheffield Universities and hospitals, is a stone fronted 3-bedroom mid terraced property. In need of modernisation and requiring a scheme of improvements. Offering fabulous potential and flexible accommodation arranged over 3 levels. Benefits from partial double glazing and end of row, attractive rear garden. The property enters through a uPVC front door into the living room featuring electric wall mounted fire upon a stone surround. The dining room looks out over the rear garden offering access to the cellar and leads through to an off-shot kitchen. Fitted with range of wall and base units, providing space for freestanding appliances an alternative rear door access. The first floor comprises a front facing double bedroom and smaller sized single bedroom to the rear. The bathroom is fitted with a 3-piece suite, partially tiled. Stairs lead to a further second floor double bedroom, filled with natural light. Externally accessed through a communal passageway is an end of row attractive garden, designed with partial lawn, colourful planting and brick-built outhouse. Bute Street is ideally located close to reputable local schools, the shops, bars, pubs, cafes and restaurants in Crookes and Crookesmoor. There are excellent transport links to the city centre and is close to the universities and hospitals.



- Stone Fronted 3 Bedroom Mid Terrace
- Sought After Location in Crookes
- Requiring a Scheme of Improvements
- 2 Reception Rooms
- Offering Fabulous Potential

- Brick Built Outhouse
- End of Row Attractive Rear Garden
- Partial Double Glazing
- Freehold
- Council tax Band A, EPC Rating G

# 15 BUTE STREET

APPROXIMATE GROSS INTERNAL AREA = 78.1 SQ M / 841 SQ FT

CELLAR = 15.6 SQ M / 168 SQ FT

TOTAL = 93.7 SQ M / 1009 SQ FT

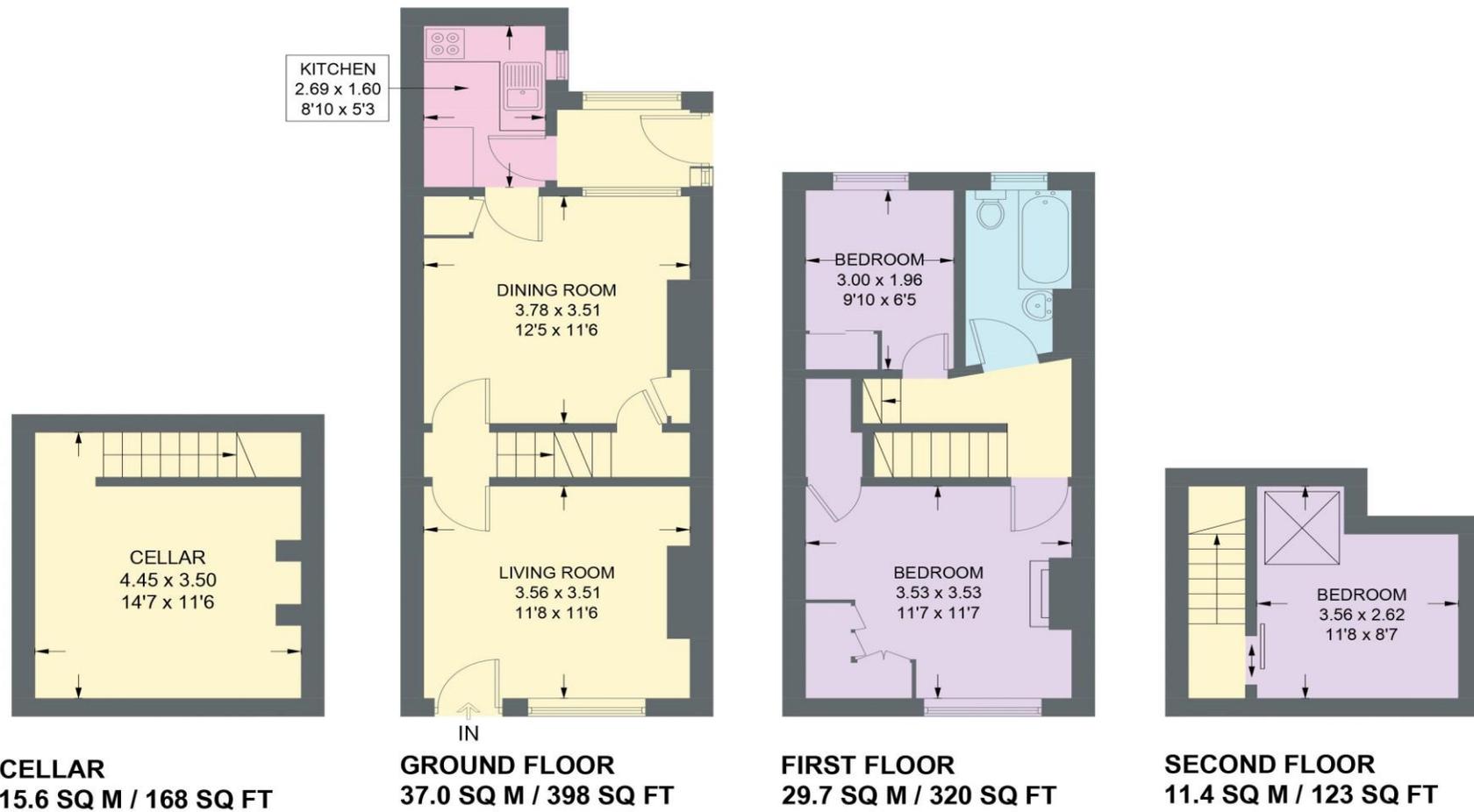


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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.