











## 38 Salisbury Road

Sheffield • South Yorkshire • S10 1WB

Guide Price £260,000 - £280,000

A stone fronted 3-bedroom family home occupying an end terrace in Crookes, S10. A sought-after location close to the Sheffield universities and hospitals. Light and airy accommodation arranged over 3 levels with private, enclosed rear garden. Freehold with no onward chain. A front facing living room is presented with crisp white walls, modern grey carpet, wall mounted electric fire, shelving to the alcoves and made to measure blinds. The flexible dining room overlooks the rear garden, providing access to the cellar with additional pantry storage. Generous white gloss kitchen wall and base units run from the dining area into an offshoot kitchen incorporating integrated electric fan oven, gas hob and extractor, offering space and plumbing for additional freestanding appliances and rear door access to the garden. The first floor comprises 2 bright and airy bedrooms, a front facing double bedroom with built in storage and smaller bedroom located to the rear overlooking the garden, both presented in pastel tones and grey carpet. The bathroom features a 3-piece modern white suite with overhead shower and chrome heated towel rail. Stairs rise to create a further versatile double bedroom on the second floor offering generous storage within the eaves and rear Velux window. Externally through a communal passageway is a private, enclosed rear garden designed with block paved patio, partial lawn and brick-built outhouse. Salisbury Road is well-served by local shops and amenities with a growing café culture, schools, recreational facilities, public transport, and access links to the hospitals, universities, city centre, and the Peak District.







- Stone Fronted End Terrace
- 3 Bedrooms & Modern Bathroom
- Arranged Over 3 Levels
- Sought After Location in S10
- Modern Fitted Kitchen with Appliances
- Light & Airy Accommodation
- Gas Central Heating & Double Glazing
- Private Enclosed Rear Garden
- Freehold & No Chain
- Council Tax Band A, EPC Rating E





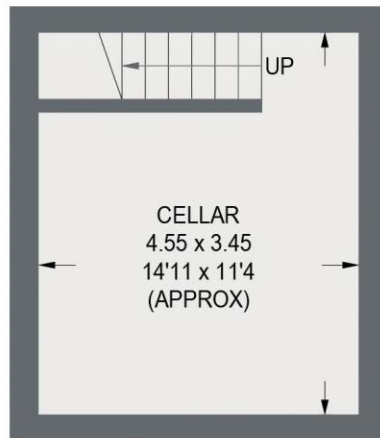


## 38 SALISBURY ROAD

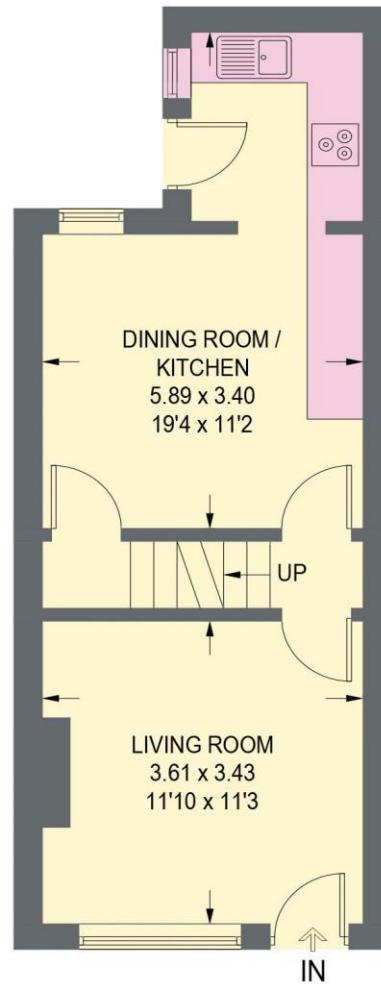
APPROXIMATE GROSS INTERNAL AREA = 74.4 SQ M / 801 SQ FT

CELLAR = 15.7 SQ M / 169 SQ FT

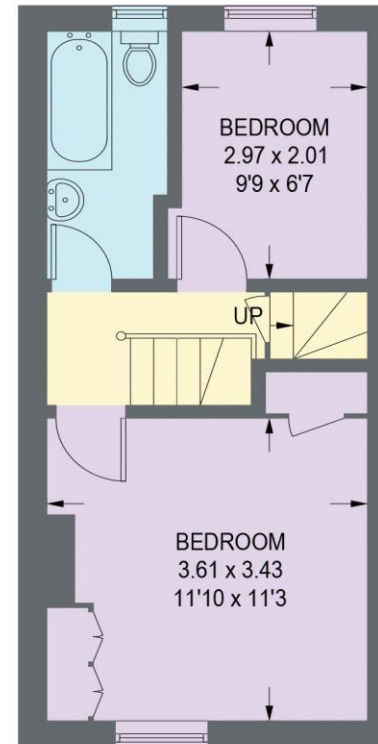
TOTAL = 90.1 SQ M / 970 SQ FT (EXCLUDING EAVES)



**CELLAR**  
**15.7 SQ M / 169 SQ FT**



**GROUND FLOOR**  
**33.0 SQ M / 355 SQ FT**



**FIRST FLOOR**  
**28.3 SQ M / 305 SQ FT**



**SECOND FLOOR**  
**13.1 SQ M / 141 SQ FT**

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

(IDMRP2025)





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