







95 Western Road

Crookes • Sheffield • S10 1LB

Asking Price £230,000

Deceptively spacious 2 double bedroom mid terraced house located on a popular treelined road in Crookes, S10. Features attic bedroom with occasional room, and enclosed private courtyard. Benefits from combination gas central heating, double glazing and neutral décor. Available with no onward chain and potential to buy fully furnished with all furniture and appliances available via separate negotiation. Enters into a light and airy spacious living area complemented by simple, neutral decor log burning stove and generous box bay window. An adjoining kitchen is fitted with matching wall and base units, integrated oven, gas hob and space with plumbing for further freestanding appliances. There is rear door access to the courtyard and stairs descending to the cellar, offering great storage or potential to develop. Stairs from the living area stairs lead to the first floor, featuring a front facing double bedroom complete with built in storage and ensuite shower room. The bathroom is equipped with 3-piece white suite, shower over bath, partial tiling and heated towel rail. Stairs lead to a further double bedroom on the second floor and occasional room ideal for a home office. Externally a fully enclosed courtyard offers a private outdoor space. 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 Mid Terrace
- Popular Treelined Road in Crookes, S10
- 2 Double Bedrooms & Study
- Modern Bathroom & Ensuite
- Log Burning Stove on Tiled Hearth

- Excellent Local Amenities & Transport Links
- Enclosed Private Courtyard
- Combination Boiler & Double Glazing
- Lease Start date: 1901 - Ground rent £4 pa
- Council Tax Band A, EPC Rating D



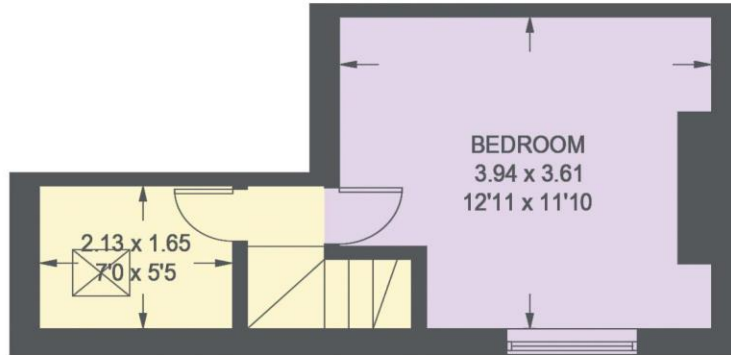


95 WESTERN ROAD

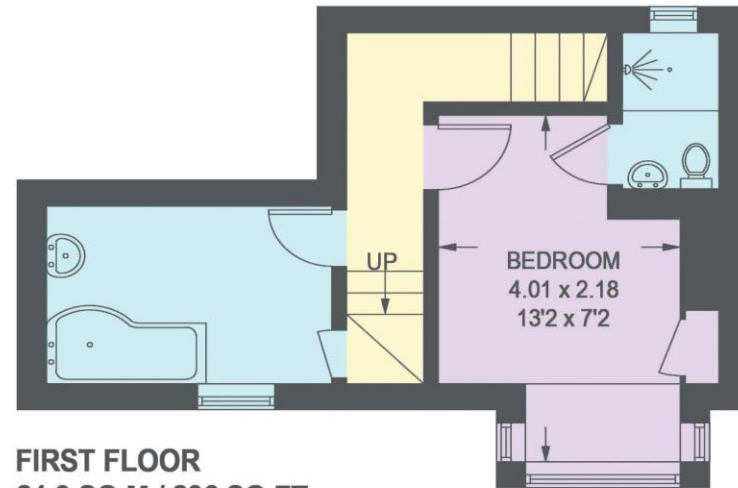
APPROXIMATE GROSS INTERNAL AREA = 63.1 SQ M / 679 SQ FT

CELLAR = 15.6 SQ M / 168 SQ FT

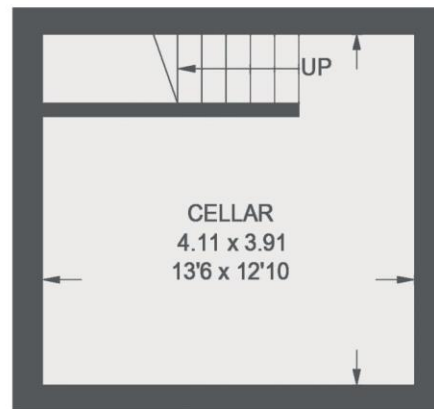
TOTAL = 78.7 SQ M / 847 SQ FT



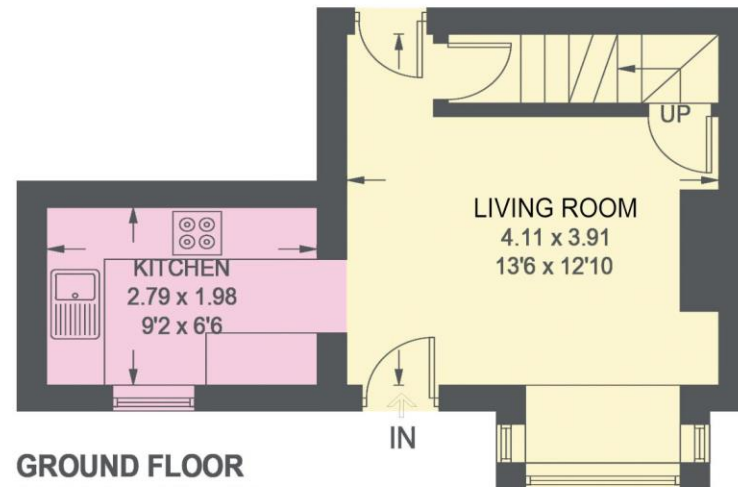
SECOND FLOOR
19.0 SQ M / 204 SQ FT



FIRST FLOOR
21.9 SQ M / 236 SQ FT



CELLAR
15.6 SQ M / 168 SQ FT



GROUND FLOOR
22.2 SQ M / 239 SQ FT

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



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