







146 Cross Lane

Crookes • Sheffield • S10 1WP

Guide Price £260,000 - £275,000

Guide Price £260,000 - £275,000 A superbly presented 3 bedroom, stone fronted mid terrace property. Finished throughout to an exceptionally high standard, benefitting from UPVC double glazing, modern gas central (boiler less than 1 year old) and a lovely, decked area at rear with very useful storage space beneath. A front facing door opens into the living room, which has engineered oak flooring and a stylish electric fire to the chimney breast. The kitchen is finished with a stylish range of attractive matching wall and base units, complemented by a solid oak work surface, electric stainless steel oven, gas hob and a modern wall mounted Ideal combination boiler within one of the wall units. There is space for the fridge/freezer on the cellar head. There are 2 very useful storage cellars, one of which has plumbing for a washing machine. On the 1st floor is a spacious double bedroom with understairs storage, and well proportioned second bedroom and a bathroom with a modern suite in white comprising bath with shower over, w.c and wash hand basin with stylish tiling to the walls. On the second floor is a large double bedroom with a rear facing dormer window revealing a superb open view over the city, the room is partitioned to provide a useful work from space or walk in wardrobe. Outside to the front is a low maintenance patio area and to the rear is a fully enclosed decked area, perfect for alfresco dining and entertaining with seating areas and a feature raised bar. A gate opens to the side and leads to a small, triangular shaped shrub garden. Under the decking is a very useful storage area, accessed by a bespoke door. Further brick built external store. Cross Lane is an extremely popular road, well-placed for local shops and amenities in both Crookes and Crosspool, highly regarded local schools, recreational facilities, public transport, and access to the hospitals, universities, city centre, and the Peak District. Leasehold





- Stone Built Mid Terrace
- Three Bedrooms
- Very stylish decor
- Lovely Rear Decked Area
- UPVC Double Glazing

- Modern Gas Central Heating
- Double Cellar
- Close To Heart Of Crookes
- Popular School Catchment
- EPC -







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