











## 109 Western Road

Crookes • Sheffield • S10 1LB

Guide Price £210,000 - £220,000

A generously proportioned 2 double bedroom mid terrace house located on a sought after, treelined road in Crookes, S10. The property has uPVC double glazing, double bay window with bespoke solid wood window shutters, feature fireplace with multi-fuel log burner. Current owners have renovated the second-floor bedroom with walk in dressing room. Offering lovely front views and attractive South Westerly enclosed garden. A cosy bay fronted living room styled with window shutters, is designed in 2 tones modern décor compete with fitted shelving, feature fireplace with rustic brick inset and multi-fuel log burner. A rear lobby with under stairs recess provides access to the cellar. Overlooking the garden is the kitchen fitted with a range of wood effect wall and base units, complemented by contrasting worktops, bold tiled splashbacks and providing space with plumbing for a range of freestanding appliances. On the first floor is bedroom 1 with bay window, window shutters and two store cupboards, one housing the combination boiler. The bathroom is partially tiled featuring wood panelling, 3-piece white suite, shower over bath and generous storage cupboard. A further double bedroom on the second floor has been renovated by current owners complemented by Velux and dormer window commanding far reaching views and adjoining walk-in dressing room. Stone paving lies to the front of the property and to the rear is a flagged patio, decked terrace, partial lawn and planted borders, providing a private, enclosed outdoor space, southerly facing. Western Road is well-placed for local shops and amenities in Crookes and Broomhill, local schools, recreational facilities, public transport and access to the city centre, hospitals, universities and the Peak District









- Mid Terrace on Poplar Road in Crookes, S10
- Double Bay Window with Bespoke Shutters
- Feature Fireplace with Multi-Fuel Log Burner
- 2 Double Bedrooms & Walk in Dressing Room
- Modern Kitchen & Bathroom
- Private Enclosed South Facing Garden
- Sought After Location in Crookes
- Combination Boiler & Double Glazing
- Lease 800 years from March 1901 £7pa
- Council Tax Band A, EPC TBC

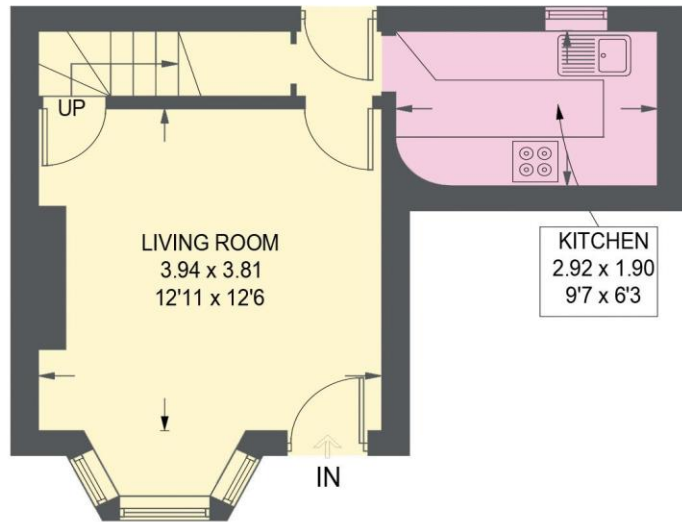




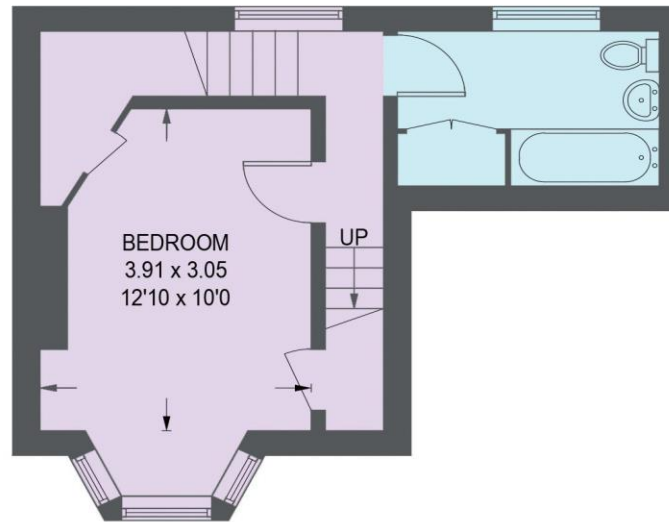


# 109 WESTERN ROAD

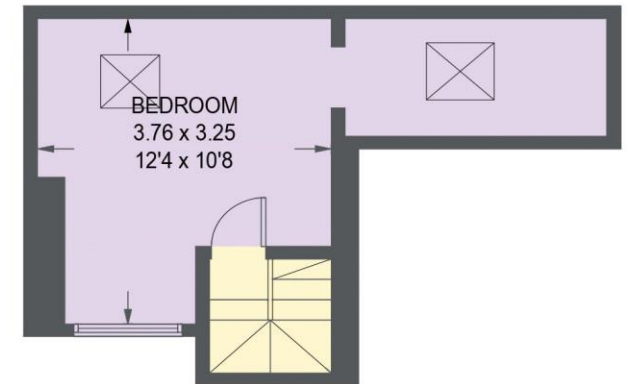
APPROXIMATE GROSS INTERNAL AREA = 68.7 SQ M / 739 SQ FT



**GROUND FLOOR**  
25.8 SQ M / 278 SQ FT



**FIRST FLOOR**  
25.5 SQ M / 274 SQ FT



**SECOND FLOOR**  
17.4 SQ M / 187 SQ FT

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





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