







## 51 Leamington Street

Crookes • Sheffield • S10 1LU

Asking Price £220,000

This charming mid-terrace home is perfectly positioned in the popular suburb of Crookes, a location renowned for its independent shops, cafés and nearby green spaces. With a blend of traditional housing, strong rental demand and everyday conveniences close at hand, Crookes continues to be one of Sheffield's most desirable locations to live and invest. Internally, the property offers a well-planned and characterful layout. The front-facing living room is warm and inviting, featuring a cosy open fireplace with bespoke shelving set within the alcoves, creating an ideal space to relax. To the rear is a separate dining room, simply styled with wooden flooring, neutral décor and an exposed brick fireplace, enjoying views over the garden and providing access to the cellar, ideal for storage. The classic kitchen design features solid wooden worktops, an integrated oven, gas hob and a rear access door leading directly to the garden. To the first floor, the front double bedroom is finished in modern grey tones and benefits from a built-in closet. A smaller rear single bedroom offers flexibility as a guest room or home office. The modern white bathroom suite is partially tiled and houses the boiler. A further staircase leads to the top-floor double bedroom, a flexible and bright space featuring a front dormer window and a useful built-in storage cupboard, ideal as a principal bedroom or additional living space. Externally, the property benefits from a private front forecourt, offering a degree of privacy from the street. To the rear, accessed via a shared pathway, is a hardstanding patio area with a raised lawn and a useful outhouse, providing excellent outdoor storage. Situated in the heart of Crookes, Leamington Street enjoys a prime position within one of Sheffield's most popular and well-established suburbs. The area is known for its strong community feel, excellent local amenities and independent cafés and shops along Crookes High Street, all within easy walking distance. With regular public transport links to Sheffield city centre and close proximity to green spaces such as Bole Hill and the Rivelin Valley, Crookes offers a superb balance of convenience and outdoor living.



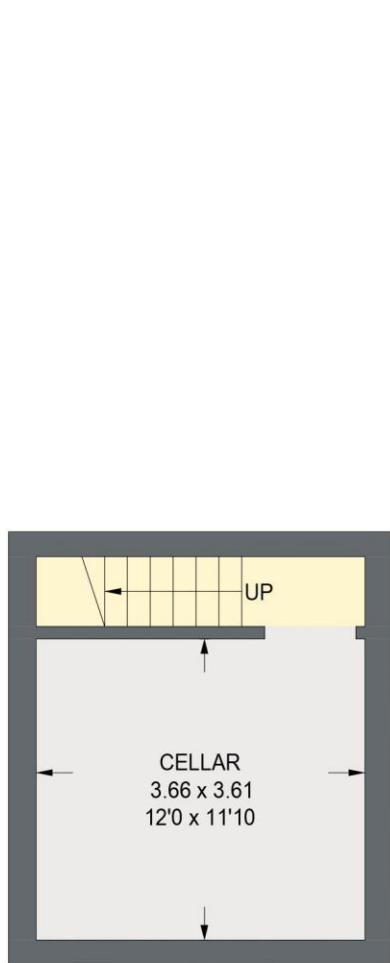


- Charming Mid Terraced Property
- 3 Bedrooms & Modern Bathroom
- Popular Location in Crookes, S10
- 2 Versatile Reception Rooms
- Character & Charm
- Arranged Over 3 Levels
- Combination Boiler & Double Glazing
- Rear Garden & Outhouse
- Lease TBC
- Council Tax Band A, EPC Rating TBC

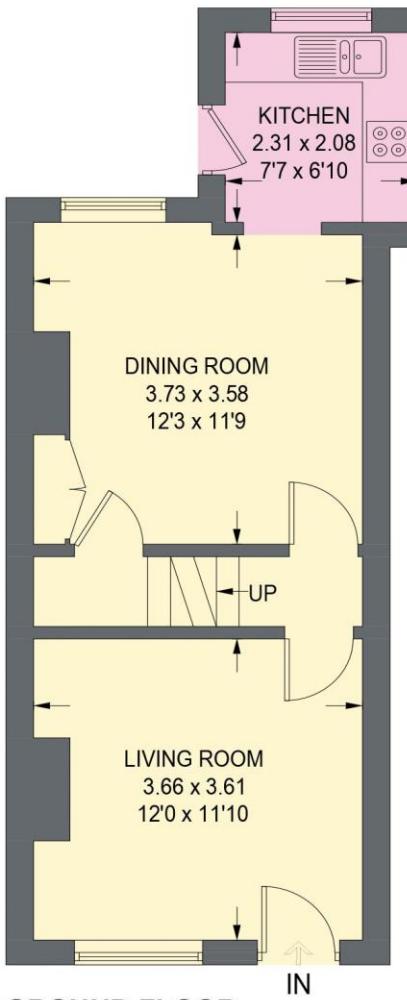


# 51 LEAMINGTON STREET

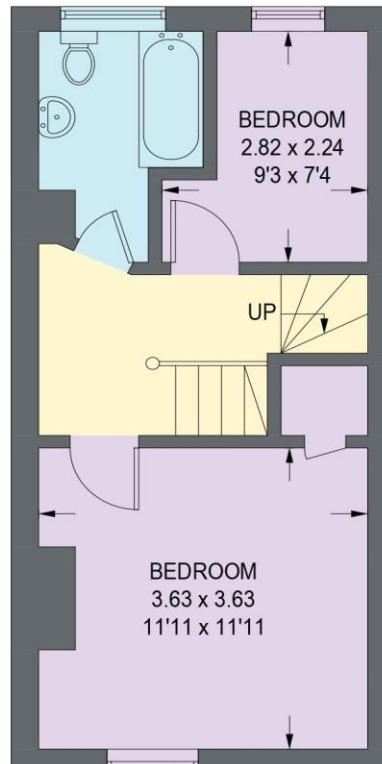
APPROXIMATE GROSS INTERNAL AREA = 83.2 SQ M / 896 SQ FT  
CELLAR = 16.7 SQ M / 180 SQ FT  
TOTAL = 99.9 SQ M / 1076 SQ FT



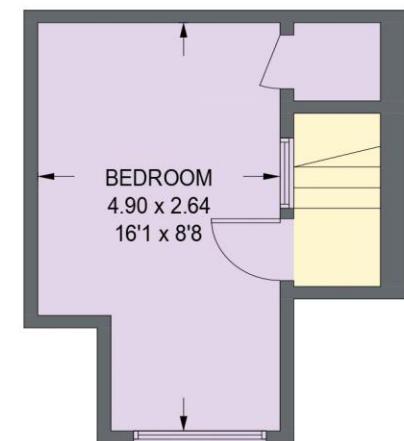
**CELLAR**  
**16.7 SQ M / 180 SQ FT**



**GROUND FLOOR**  
**36.4 SQ M / 392 SQ FT**



**FIRST FLOOR**  
**31.3 SQ M / 337 SQ FT**



**SECOND FLOOR**  
**15.5 SQ M / 167 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1263591)



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