





51 Leamington Street

Crookes • Sheffield • S10 1LU

Guide Price £200,000 - £215,000

Guide Price £200,000 - £215,000 This charming 3 bedroom 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



- 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 800 years from 1900
- Council Tax Band A, EPC Rating D

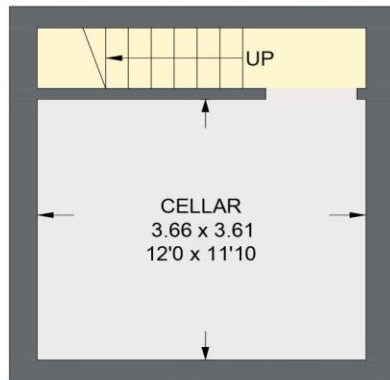


51 LEAMINGTON STREET

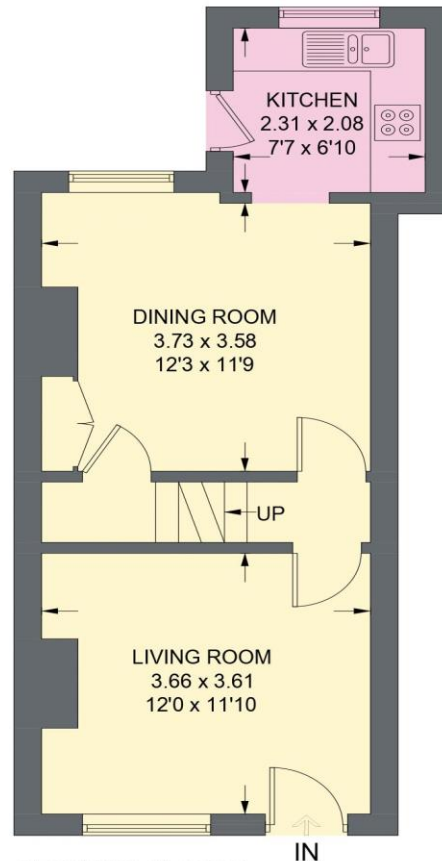
APPROXIMATE GROSS INTERNAL AREA = 83.2 SQ M / 896 SQ FT

CELLAR = 16.7 SQ M / 180 SQ FT

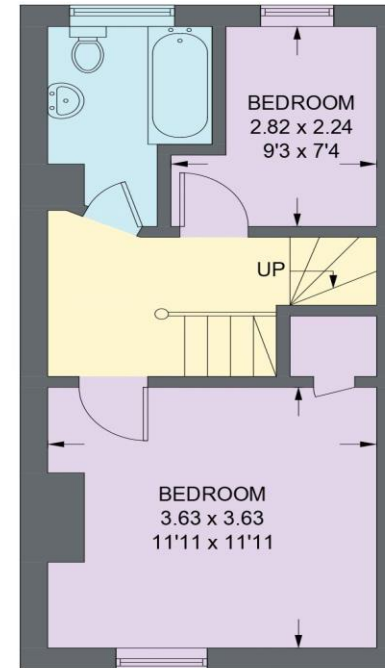
TOTAL = 99.9 SQ M / 1076 SQ FT



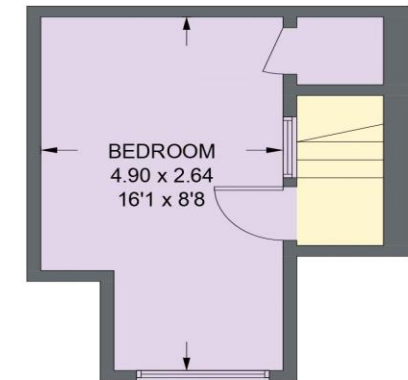
CELLAR
16.7 SQ M / 180 SQ FT



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)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.