







91 Flodden Street

Crookes • Sheffield • S10 1HA

Guide Price £210,000-£220,000

Located in the heart of Crookes is an attractive 2 double bedroom stone fronted, mid terrace property which benefits from a cellar, partially converted loft and additional space over the passageway. Featuring modern kitchen, bathroom and attractive low maintenance rear garden with brick-built outhouse. The ground floor comprises a spacious dining kitchen fitted with a range of sleek white units topped with solid wooden worktops and integrated appliances include Zanussi oven, gas hob with extractor hood and dishwasher. A door opens to create space for a fridge, with stairs descending to the cellar. The cosy front facing lounge is complemented by modern décor, neutral carpet, log burning stove upon a tiled hearth with oak mantle and shelving within the alcoves. The first floor features 2 beautifully presented double bedrooms. The main bedroom is styled in neutral palette complemented by varnished floorboards and built in storage. Overlooking the rear garden is a light and airy double bedroom complete with ladder access to the partially converted loft pace, equipped with Velux window and storage within the eaves. A traditional bathroom suite is equipped with 3-piece white suite, overhead rainfall shower, partially tiled with a storage cupboard housing the washing machine and combination boiler. Externally a communal passageway leads to an attractive low maintenance rear garden, designed with decked patio and brick-built outhouse. Flodden Street is close to an array of cafes, restaurants, and shops in the heart of Crookes, as well as local schools and recreational facilities. Excellent public transport and access links to the city centre, train station, and the Peak District.





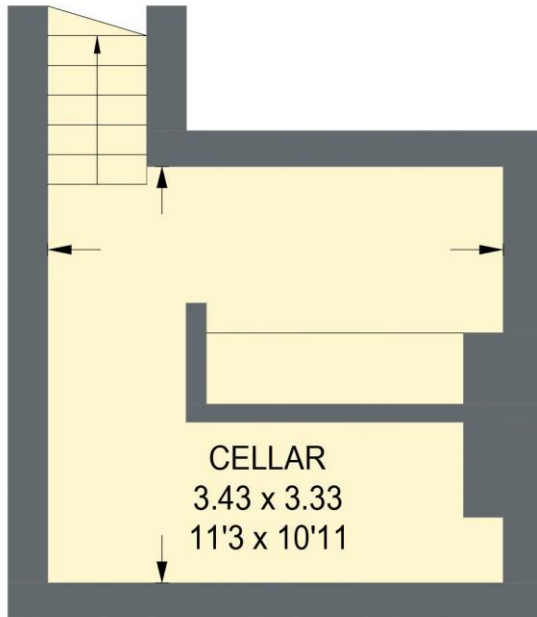
- Attractive Stone Fronted Terrace Property
- 2 Double Bedroom
- Occupying Additional Space Over Passageway
- Modern Kitchen & Appliances
- Cellar & Partially Converted Loft
- Cosy Lounge & Log Burner
- Located in Heart of Crookes, S10
- Low Maintenance Garden & Outhouse
- Tenure TBC
- Council Tax Band A, EPC Rating D



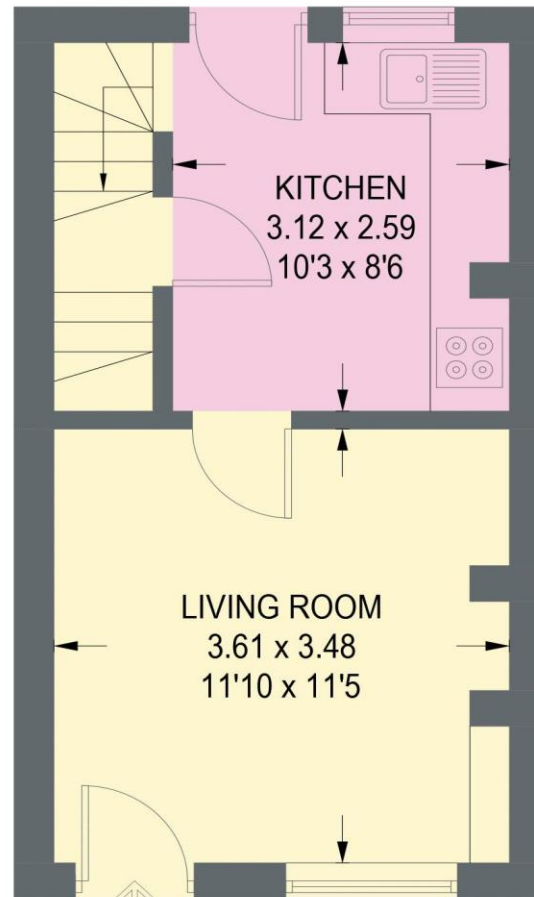


91 FLODDEN STREET

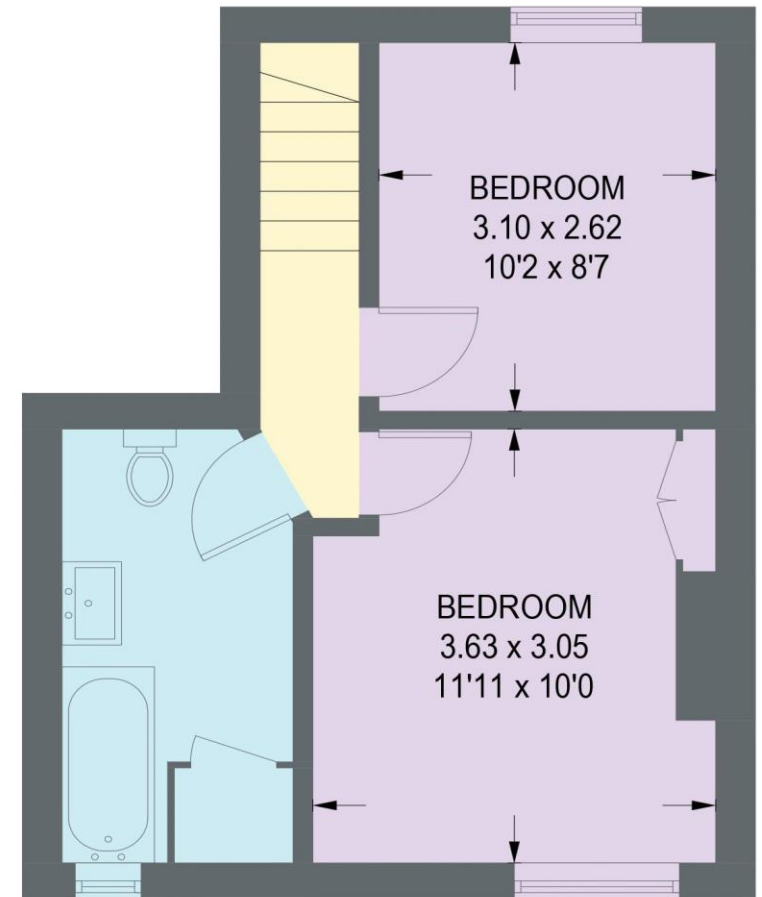
APPROXIMATE GROSS INTERNAL AREA = 66.4 SQ M / 714 SQ FT



CELLAR
13.0 SQ M / 140 SQ FT



GROUND FLOOR
24.1 SQ M / 259 SQ FT



FIRST FLOOR
29.3 SQ M / 315 SQ FT

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868