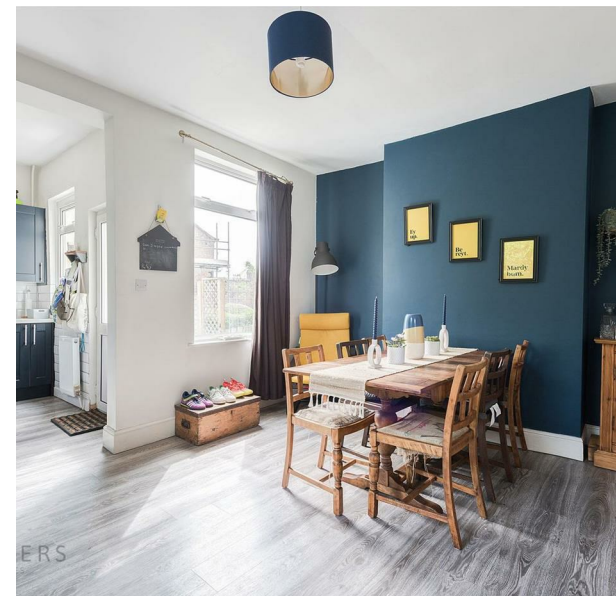


61 Nairn Street, Crookes, Sheffield, S10 1UN  
£275,000

ARCHERS  
ESTATES





**61 Nairn Street, Crookes, Sheffield, S10 1UN**

**£275,000**

**Council Tax Band: B**

A spacious and stylish three double bedroom, two bathroom end terraced home which is located on a corner plot in the heart of Crookes! Ideal for first time buyers, the property enjoys a unique and larger than average layout, with space in abundance and highlights include a dual aspect lounge, a recently fitted kitchen, modern styled bathrooms and gardens to three sides. Situated within close proximity to a wealth of shops, cafes and amenities in Crookes and Broomhill, there are regular bus routes nearby giving easy access to the Universities, Hospitals, City Centre and the Peak District. The property is also within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; Spacious lounge, inner hallway, dining room with cellar access and an offshot kitchen with integrated appliances. To the first floor there is a larger than average landing area, two double bedrooms (the master with en-suite shower room) and a family bathroom. To the second floor there is a double sized attic bedroom. Outside, there are low maintenance gardens including a patio, an enclosed area to the side and a hardstanding area to the front. A viewing is highly recommended to appreciate the accommodation on offer. Contact Archers Estates to book your visit today! Leasehold tenure, 800 year lease from 1958, ground rent TBC. Council tax band B.

### **Lounge**

Access to the property is gained via a corner facing wooden entrance door which leads directly into the lounge, which is a bright and larger than average room having front and side facing upvc double glazed windows bringing in much light, two radiators and laminate flooring.

### **Inner Hallway**

With doors connecting the lounge and dining kitchen, and a staircase rising to the first floor accommodation.

### **Dining Room**

Another spacious reception room which has a rear facing upvc double glazed window, two radiators and laminate flooring. With ample space for a dining table and chairs, a door leading to the cellar hear and immediate access to the offshot kitchen.

### **Cellar Head**

Steps descend to the cellar, which houses the meters and offers additional storage space.

### **Offshot Kitchen**

Having modern styled, recently fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and induction hob with extractor fitted above. There are integrated appliances including an electric oven, fridge freezer, washing machine and dishwasher. With laminate flooring, a side facing upvc double glazed window and a side facing upvc door leading to the outside.

### **First Floor Landing Area**

A staircase ascends from the inner hallway and leads to the first floor landing area, which is larger than average and has a further staircase rising to the second floor accommodation.

### **Master Bedroom**

A larger than average master bedroom which has a side facing upvc double glazed window, solid wood flooring and an original cast iron decorative fireplace. A door leads to the en-suite shower room.

### **En-Suite Shower Room**

A great addition to the property, having a suite comprising of a shower enclosure and wash basin. With vinyl flooring and a towel radiator.

### **Bedroom Two**

The second bedroom is another double room which has a front facing upvc double glazed window and a radiator.

### **Bathroom**

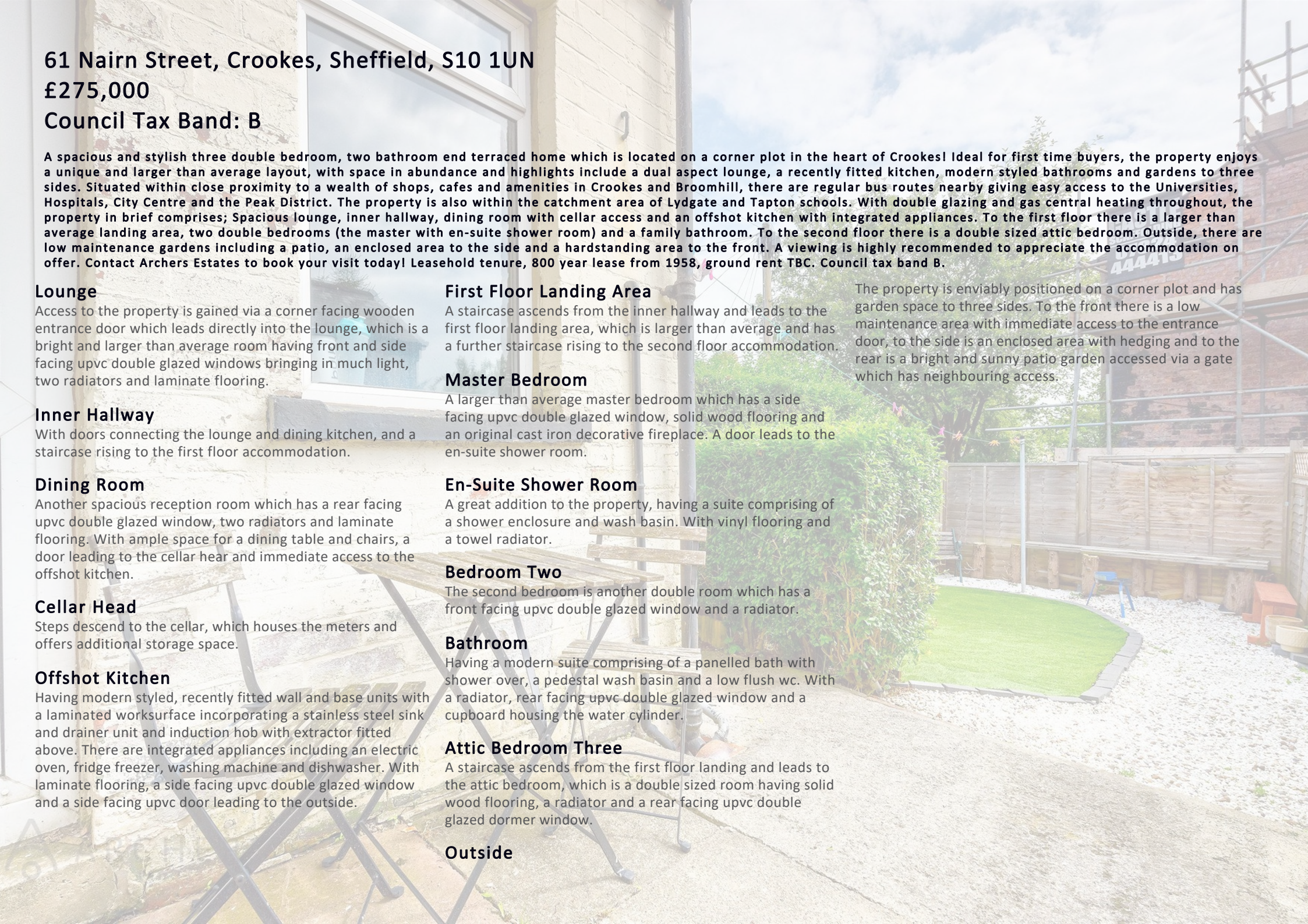
Having a modern suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a radiator, rear facing upvc double glazed window and a cupboard housing the water cylinder.

### **Attic Bedroom Three**

A staircase ascends from the first floor landing and leads to the attic bedroom, which is a double sized room having solid wood flooring, a radiator and a rear facing upvc double glazed dormer window.

### **Outside**

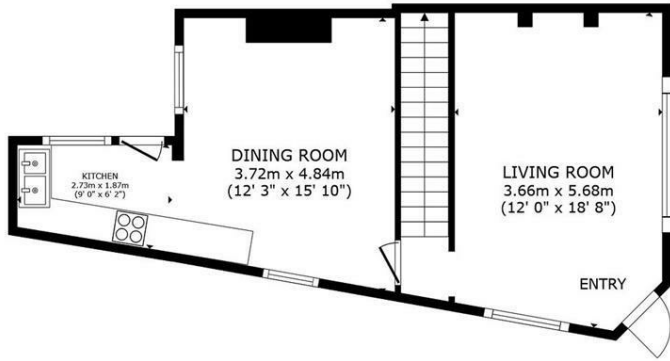
The property is enviably positioned on a corner plot and has garden space to three sides. To the front there is a low maintenance area with immediate access to the entrance door, to the side is an enclosed area with hedging and to the rear is a bright and sunny patio garden accessed via a gate which has neighbouring access.



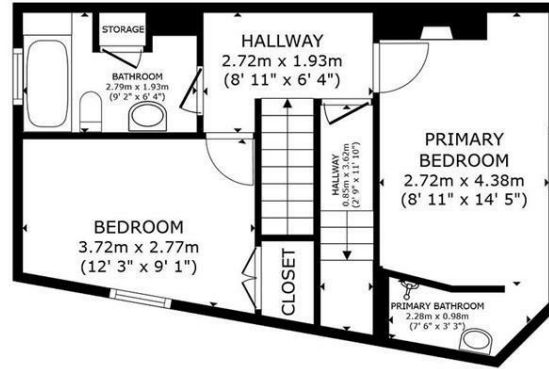




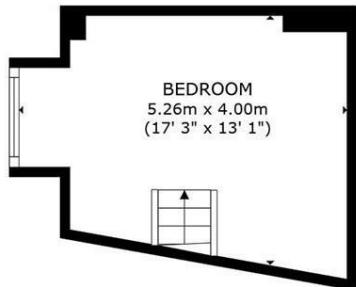
41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG  
 01142 683833  
 info@archersestates.co.uk  
 www.archersestates.co.uk



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 46.5 m<sup>2</sup> (500 sq.ft.) FLOOR 2 41.1 m<sup>2</sup> (442 sq.ft.) FLOOR 3 18.3 m<sup>2</sup> (197 sq.ft.)  
 TOTAL : 105.9 m<sup>2</sup> (1,140 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC