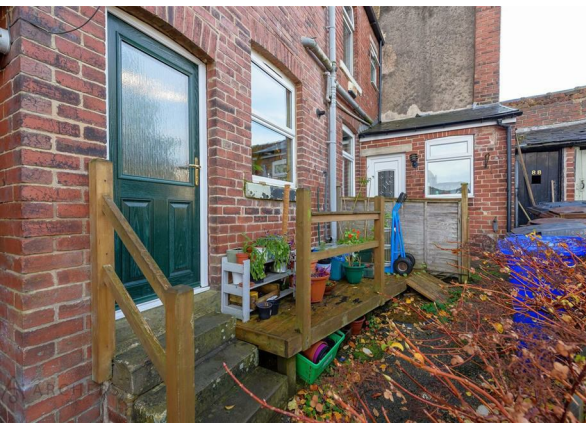


86 Forres Road, Crookes, Sheffield, S10 1WE
£1,000 PCM
Council Tax Band: B

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A spacious and well presented three bedroom mid terraced home which is located on this popular road in Crookes! Perfect for professional couples or families, the property enjoys good sized rooms, double glazing, gas central heating and a garden to the rear to name a few highlights. Located close to a wealth of shops, cafes and amenities in Crookes and Crosspool, the property is also within the catchment area of Lydgate and Tapton schools and benefits from regular bus routes giving easy access to the Universities and Hospitals. In brief, the property comprises; Lounge, inner hallway and dining kitchen with cellar access. To the first floor there is a landing area, two bedrooms and a bathroom. To the second floor there is a spacious attic bedroom. Outside, there are gardens to the front and rear. AVAILABLE MID DECEMBER ON A FURNISHED BASIS - COUNCIL TAX BAND B - Call Archers to book a viewing today! Holding deposit is £230.00, the full deposit due is £1153.00



Total area: approx. 89.4 sq. metres (962.3 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		