



90 Cruise Road

Fulwood, Sheffield



Blenheim
Park Estates



Exterior and Gardens

From Cruise Road, a shared pathway that is lined with mature shrubs and plants carries on to the main entrance door and rear of the property. Immediately in front of the property, there is exterior lighting and a small lawned area with mature shrubs.

A Beautiful Three
Bedroomed Terraced Home





90 Cruise Road

Welcome to 90 Cruise Road

Offered for sale with no chain in a highly sought-after area is this exquisite three bedroomed terraced home. Newly renovated in 2024, this property is presented to the market in immaculate condition and offers the perfect opportunity for a first-time buyer.

The ground floor boasts a welcoming bay windowed lounge, complete with a decorative fireplace and new wooden floors, creating a cosy yet elegant ambience. The brand-new dining kitchen features a range of integrated appliances and a contemporary design. There is also a new boiler and heating system installed.

The master bedroom is spacious with a luxurious feel that has a modern en-suite and a new elevated ceiling. Two further double bedrooms and a contemporary, recently installed family bathroom complete the home. Additionally, the building has been repointed and there is a lawned rear garden.

90 Cruise Road is located with convenient access to the amenities of Fulwood, Endcliffe and Greystones, which includes shops, restaurants, cafes, public houses and supermarkets. A stone's throw away from the property the Sheffield Botanical Gardens, Endcliffe Park and Bingham Park provide wonderful outdoor spaces. Also, access to the Porter Brook Trail leads to Forge Dam and beyond to Ringinglow. The main NHS and private Sheffield hospitals are accessible within a short drive. The Peak District can be reached in under half an hour's drive.

The property briefly comprises of on the ground floor: Lounge, inner hallway and dining kitchen.

Basement Level: Cellar.

On the first floor: Landing, bedroom 2, bedroom 2 walk-in wardrobe, family bathroom, bedroom 3 and storage cupboard.

On the second floor: Master bedroom and master en-suite.

Ground Floor

A composite door with an obscured double glazed panel opens to the:

Lounge

11'11 x 11'6 (3.64m x 3.50m)

Offering a relaxing retreat with a front facing UPVC double glazed bay window, coved ceiling, pendant light point, central heating radiator and timber flooring. The focal point of the room is the decorative fireplace with a stone surround. A timber door opens to the inner hallway.

Inner Hallway

With a pendant light point. A timber door opens to the dining kitchen.

Dining Kitchen

12'4 x 11'11 (3.75m x 3.64m)

A well-appointed dining kitchen with a rear facing UPVC double

glazed window, recessed lighting, central heating radiator and timber flooring. There is a range of fitted base/wall and drawer units, incorporating a matching work surface, tiled splash backs and an inset 1.5 bowl sink with a matte mixer tap. The appliances include a Caple four-ring induction hob with a Caple extractor hood above, a Caple microwave, a Caple fan assisted oven/grill, a full-height fridge/freezer, a Candy dishwasher and a Hoover washing machine. A timber door opens to the basement level and a timber door with a double glazed obscured panel opens to the rear of the property.

Basement Level

Cellar

14'6 x 10'10 (4.42m x 3.30m)

With light and power.

Ground Floor Continued

From the inner hallway, a staircase with a timber hand rail and glazed balustrading rises to the:

First Floor

Landing

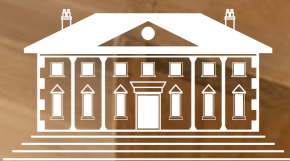
With a coved ceiling and a pendant light point. Timber doors open to bedroom 2, family bathroom, bedroom 3 and a storage cupboard.



Lounge
11'11 x 11'6 (3.64m x 3.50m)

Offering a relaxing retreat with a front facing UPVC double glazed bay window, coved ceiling, pendant light point, central heating radiator and timber flooring. The focal point of the room is the decorative fireplace with a stone surround. A timber door opens to the inner hallway.

A Bright Bay Windowed
Reception Room...





Dining Kitchen
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90 Cruise Road

Located in the Heart of a Sought-After Area and Surrounded by Local Amenities

Bedroom 2

16'4 x 11'6 (4.99m x 3.50m)

A generously-sized double bedroom with a front facing UPVC double glazed window, coved ceiling, pendant light point, picture rail and a central heating radiator. A timber door opens to a walk-in wardrobe.

Bedroom 2 Walk-in Wardrobe

With clothes hanging rails.

Family Bathroom

Being partially tiled with a rear facing obscured UPVC double glazed window, recessed lighting, extractor fan and a chrome heated towel rail. There is a suite in white comprising a K-VIT low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. There is a panelled bath with a chrome mixer tap and a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 3

9'10 x 9'1 (3.00m x 2.76m)

Another double bedroom with a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator.

Storage Cupboard

With room for storage.

From the landing, a timber door opens to a staircase with a timber hand rail that rises to the:

Second Floor

Master Bedroom

18'2 x 16'4 (5.53m x 4.99m)

A beautiful master bedroom with Darkstra roof windows, rear facing UPVC double glazed window, pendant light points and central heating radiators. Access can be gained to eaves storage. A timber door opens to the master en-suite.

Master En-Suite

Being partially tiled with a Darkstra roof window, flush light point, extractor fan and a chrome heated towel rail. There is a suite in white comprising a low-level K-VIT WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. There is a separate shower enclosure comprising a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Exterior and Gardens

From Cruise Road, a shared pathway that is lined with mature shrubs and plants carries on to the main entrance door and rear of the property. Immediately in front of the property, there is exterior lighting and a small lawned area with mature shrubs.

To the rear of the property, there is exterior lighting, a stone patio and a garden that is mainly laid to lawn with a mature shrub.





Master Bedroom
18'2 x 16'4 (5.53m x 4.99m)

A beautiful master bedroom with Darkstra roof windows, rear facing UPVC double glazed window, pendant light points and central heating radiators. Access can be gained to eaves storage. A timber door opens to the master en-suite.





Master Bedroom



Bedroom 2
16'4 x 11'6 (4.99m x 3.50m)

A generously-sized double bedroom with a front facing UPVC double glazed window, coved ceiling, pendant light point, picture rail and a central heating radiator. A timber door opens to a walk-in wardrobe.



Master En-Suite

Having a Velux roof window, a recessed light point, an exposed timber beam and a heated towel rail. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a matte black mixer tap and storage beneath. Also having a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



Bedroom 3
9'10 x 9'1 (3.00m x 2.76m)

Another double bedroom with a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator.

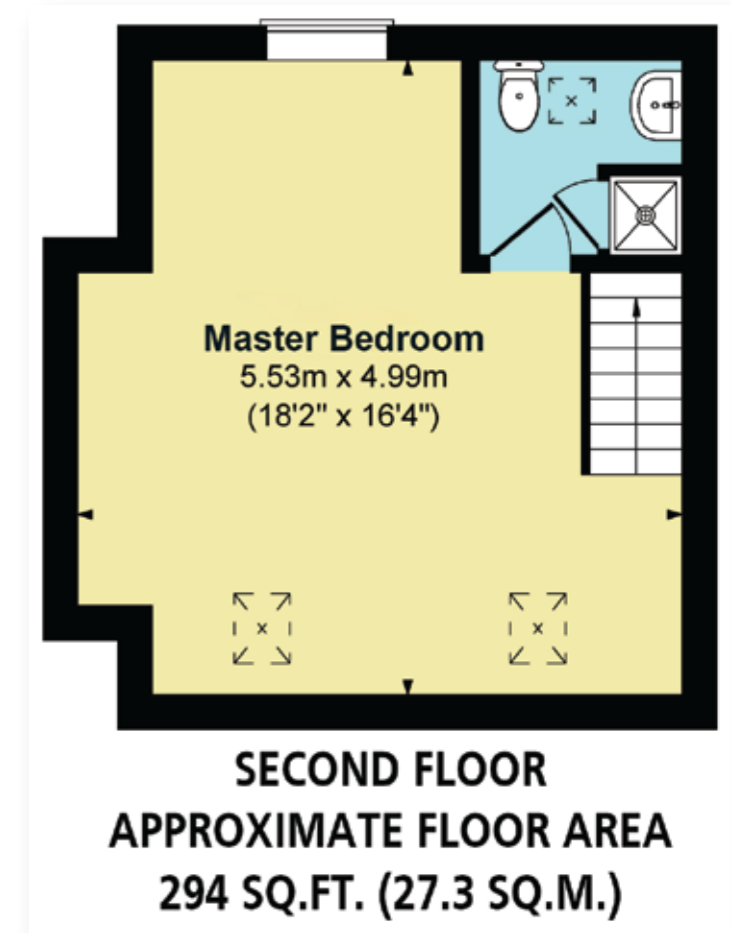
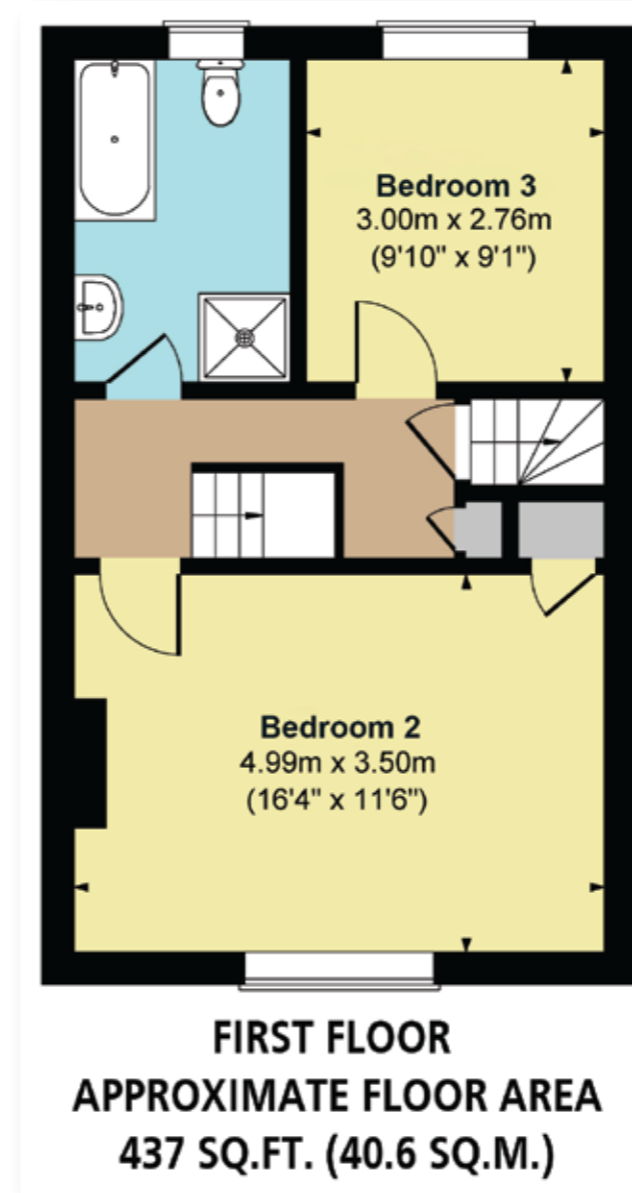
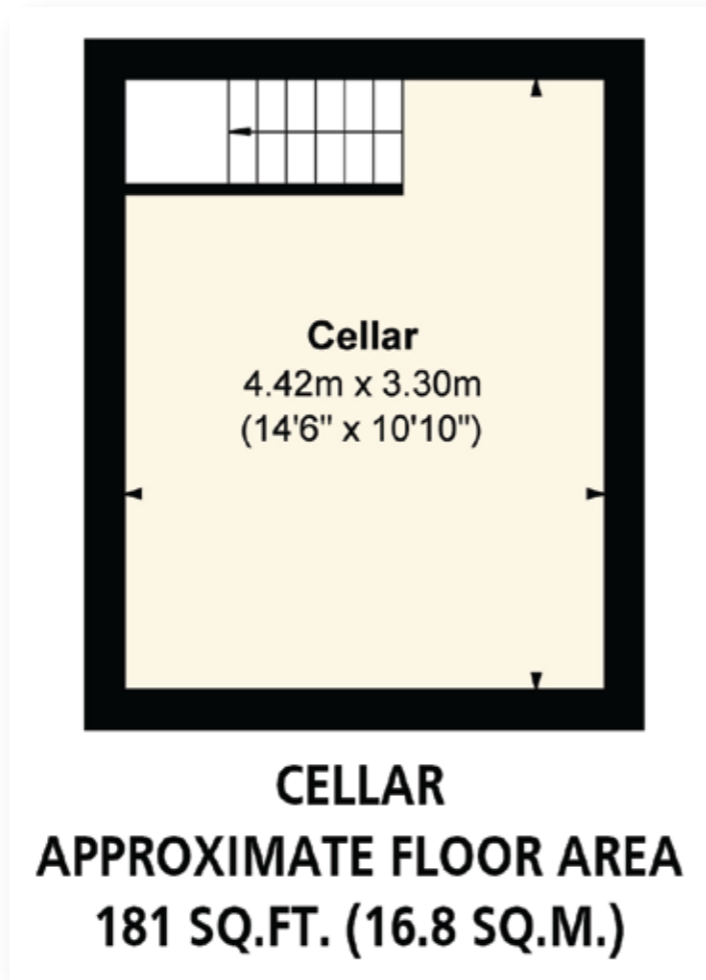
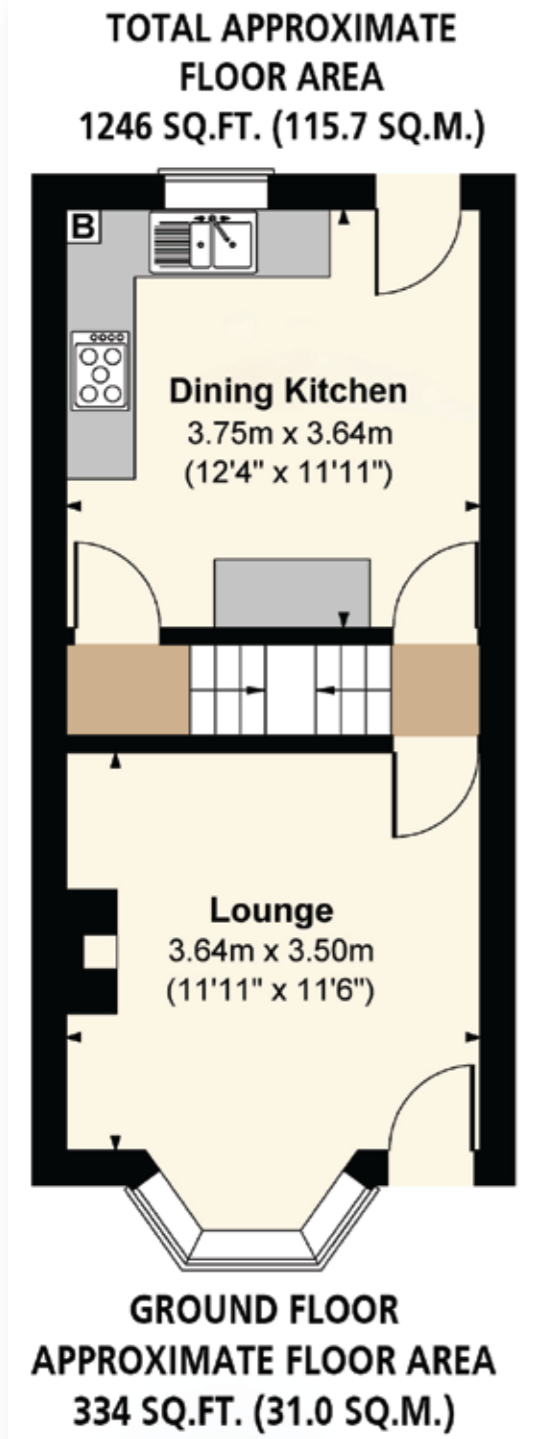




Family Bathroom

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

To the rear of the property, there is exterior lighting, a stone patio and a garden that is mainly laid to lawn with a mature shrub.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: B

Services: Mains gas, mains electric, mains water and mains drainage.
The broadband is ADSL and the mobile phone signal is good.

Rights of Access/Shared Access: There is a shared pathway to front and rear of the property and a separate shared alleyway.

Covenants/Easements or Wayleaves and Flood Risk: There are no covenants, easements or wayleaves and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



90 Cruise Road
Fulwood, Sheffield,
South Yorkshire S11 7EF

Offers in the Region of £395,000