



Stothard Road, Crookes, Sheffield: £200,000

End Terraced House | 2 Bedroom | 1 Bathrooms

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****SOUGHT AFTER LOCATION - GOOD FIRST TIME BUYERS OR INVESTOR PROPERTY**** This great two bedroom end terraced property is located in this ever popular area with amazing views over Bolehills and a short walk to the excellent local amenities of the Crookes shopping area. Close to the Hallamshire Hospital and universities and within the catchment for outstanding schools. The property briefly comprises of; Entrance hall; Lounge; Kitchen dining room; Stairs to first floor; Two good sized bedrooms; Family bathroom; Enclosed private rear garden with out buildings; Pebble front garden;

ENTRANCE HALLWAY

The property is accessed via an uPVC entrance door opening to the hallway. With; Wood effect laminate flooring; Central heating radiator; Stairs rising to the first floor; Solid door to lounge;



LOUNGE

12' 11" x 12' 9" (3.94m x 3.89m) The lounge has; uPVC double glazed window to the front elevation; Feature fireplace with pebble effect gas fire; Picture rails; Light oak effect laminate flooring; Central heating radiator; Smoke alarm; Power and aerial sockets; Power and aerial sockets; Solid door to kitchen dining room;





KITCHEN DINING ROOM

16' 8" x 7' 4" (5.08m x 2.24m) The kitchen area has; A range of light oak wall, base and drawer units; Under unit lighting; Black marble effect work tops; Integrated four ring hob, electric oven and dishwasher; Space and plumbing for washing machine and tumble dryer; Twin circular sinks with mixer tap; Tiled splash backs; Recessed ceiling spotlights; uPVC double glazed window to the rear elevation; Open to the dining area with; Coordinating marble effect breakfast bar with space for seating and under unit appliances; Wall units above; Space for table and chairs; Flooring continuing from the kitchen area; Central heating radiator; Power sockets; Solid door to walk in under stairs storage space, with an obscure glazed window to the side elevation; Part obscure uPVC entrance door to the garden rear elevation;



STAIRS TO FIRST FLOOR



MASTER BEDROOM ONE

13' 0" x 11' 4" (3.96m x 3.45m) Having; Built in cupboard storage to one wall and wardrobe storage to the other; uPVC double glazed window to the front elevation; Ceiling light point; Picture rails; Power and aerial sockets; Central heating radiator; Carpet flooring;



BEDROOM TWO

10' 04" x 9' 04" (3.15m x 2.84m) The good sized second double bedroom has; uPVC double glazed window to the rear elevation; Wood effect laminate flooring; Central heating radiator; Picture rails; Ceiling light point; Loft hatch access;



FAMILY BATHROOM

Comprising of; White bath with tiled side, wall mounted shower and side screen door; Pedestal wash basin and wc; Vertical heated towel rail; Fully tiled walls; Vinyl flooring; Obscure double glazed uPVC window to the rear elevation; Ceiling light point;





STAIRS AND LANDING

Carpeted stairs rising to the landing area with; Smoke alarm; Solid oak doors to the two bedrooms and family bathroom; uPVC double glazed window to the side elevation; Ceiling light point;



REAR GARDEN

The enclosed rear garden has; High fence borders to two boundaries with the remaining side comprising of tall hedging. A brick built out building houses the wall mounted boiler with good space for storage. The original brick built coal storage area is still in situ near the covered rear entrance door. The garden consists of paving and pebble areas.



FRONT GARDEN

The front of the property is accessed via a low iron gate into the garden. Laid with a pebble bed, low wall surround and side hedge and conifer border. The path then leads to the front covered entrance door. A communal path leads to the private rear access via a tall secure gate. The adjoining properties have no through access through the rear garden, access for them is gained via a surrounding path beyond the boundary fence.



ADDITIONAL DETAILS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication.

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