



Cross Lane Crookes Sheffield S10 1WP
Offers In The Region Of £275,000

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**** THREE GOOD SIZED BEDROOMS ** TWO BATH/SOWER ROOMS ** FREEHOLD PROPERTY**
**** This impressive three-bedroom mid-terraced home has been thoughtfully updated and improved by the current owner, creating a stylish and beautifully presented property in the highly sought-after suburb of Crookes, S10 which is available with no onward chain.**

Offering generous bedroom accommodation, a superb landscaped rear garden and a recently installed en-suite shower room to the principal attic bedroom, the property would make an excellent first-time purchase while also being ideally suited to families. The home also falls within the catchment area for the highly regarded Lydgate Schools and Tapton Secondary School.

The ground-floor accommodation comprises a welcoming front-facing lounge, retaining attractive period features including original ceiling coving, complemented by fitted alcove shelving. To the rear is a modern kitchen diner, providing an excellent space for everyday living and entertaining. The kitchen is fitted with a range of contemporary units and contrasting work surfaces, together with integrated appliances including a slimline dishwasher, washing machine, electric oven and electric hob.

To the first floor is an exceptionally spacious front-facing double bedroom, while the second bedroom overlooks the rear and benefits from useful fitted storage. The family bathroom is fully tiled and fitted with a contemporary white suite, including a bath with shower over.

Stairs rise from the first-floor landing to the impressive principal attic bedroom, a superb addition to the property featuring a dormer window with far-reaching views across Sheffield. The room also benefits from fitted wardrobes, useful eaves storage and an attractive exposed brick chimney breast, while a recently installed en-suite shower room provides an excellent finishing touch.

- LANDSCAPED REAR GARDEN
- THREE GOOD SIZED BEDROOMS
- TWO BATH/SOWER ROOMS
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- CLOSE TO AMENITIES
- VIEWS OVER SHEFFIELD FROM ATTIC
- ACCOMMODATION OVER PASSAGEWAY
- USEABLE CELLAR SPACE





OUTSIDE

The property is set back from the pavement by way of a small private garden area which has planted shrubs and hedge. To the rear is a recently landscaped garden that features a lawn area, paved patio, planted beds, timber shed, and a stone chipped seating area with a pergola.

LOCATION

Crookes features an abundance of amenities including superb independent coffee shops and cafes, various eateries both for eat-in and take away, several pubs, and some fabulous local shops as well as a Sainsbury's Local and a Co-op. It was recently voted 6th coolest neighbourhood in the UK by Time Out Magazine. Regular bus routes offer easy access into the city centre, and the location is ideal for people needing access to the main city Hospitals and various University campuses.

MATERIAL INFORMATION

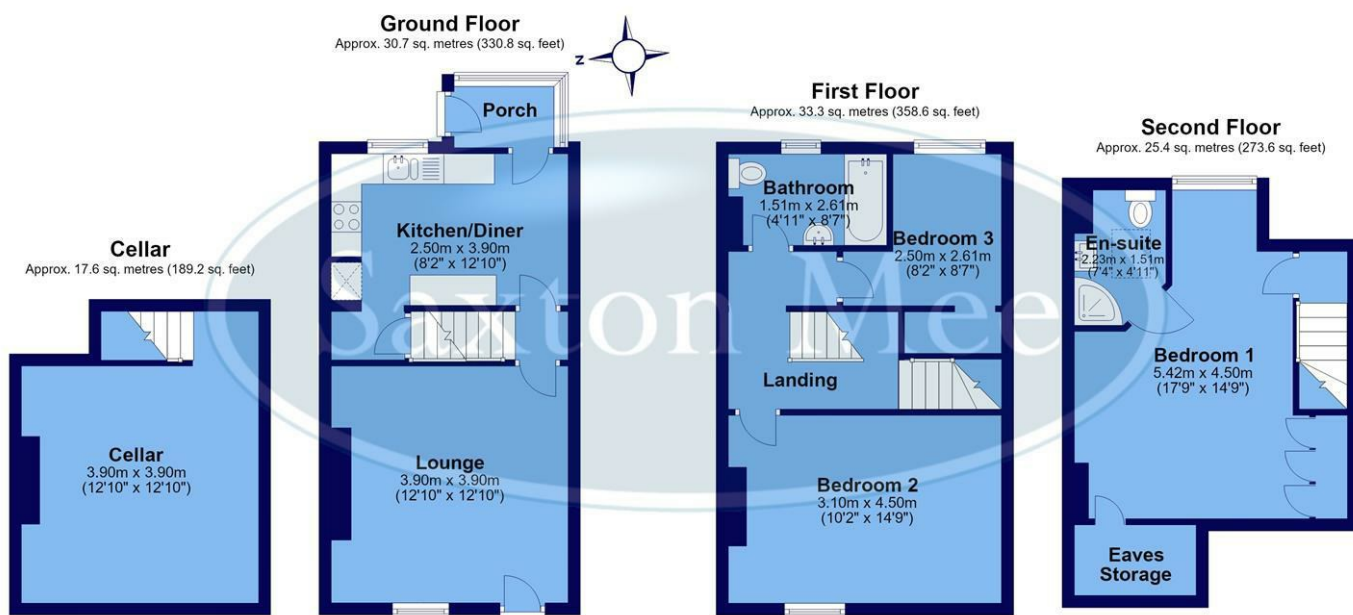
Tenure: Freehold

Council Tax Band: A

VALUER

Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 107.0 sq. metres (1152.2 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

