Saxton Mee







Midfield Road Crookes Sheffield S10 1SU
Offers Around £225,000

St Luke's
Sheffield's Hospice

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Situated on a quiet residential road in the highly sought-after suburb of Crookes, S10, is this charming two double bedroom mid-terraced home. The property would make an excellent first-time purchase and benefits from an elevated position together with a south-facing rear garden.

The property underwent a comprehensive programme of renovation in 2012, which included a new roof, replacement windows, updated electrics, and the installation of a new kitchen and bathroom. Neutrally decorated throughout, the accommodation provides a welcoming and versatile home ready for its new owners to make their own.

The ground floor comprises a small entrance lobby leading into a comfortable lounge, with a multi-fuel stove providing an attractive focal point. To the rear is a well-appointed kitchen diner, offering space for a small dining table and chairs and incorporating a range of integrated appliances.

To the first floor are double bedrooms, with the generous principal bedroom positioned to the front of the property. The rear double bedroom provides access to the loft space, while a modern shower room completes the accommodation.

Externally, the property enjoys an elevated position on the road and, to the rear, a south-facing garden providing an appealing outdoor space for relaxing and entertaining.

Well placed for the excellent range of shops, cafés and amenities for which Crookes is renowned, this attractive home combines a popular S10 location with well-proportioned accommodation and is particularly well suited to first-time buyers.

- TWO DOUBLE BEDROOMS
- WELL PRESENTED
- NEUTRAL DECOR
- SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO EXCELLENT AMENITIES
- DOUBLE GLAZED/GAS CENTRAL HEATING
- IDEAL FIRST HOME










OUTSIDE
To the front the property is well set back from the pavement by way of a landscaped garden that has a variety of well established plants, and paved steps that lead to a the front door. At the rear there is a south facing private garden which has no through access from neighbouring properties. This garden includes an artificial grass lawn, a timber shed and rear access to Suthard Cross Road.

LOCATION
Midfield Road is a quiet residential road within the sought after area of Crookes S10. 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. 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: Leasehold - 706 years remaining on the Lease
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.

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Ground Floor
Approx. 26.2 sq. metres (282.3 sq. feet)

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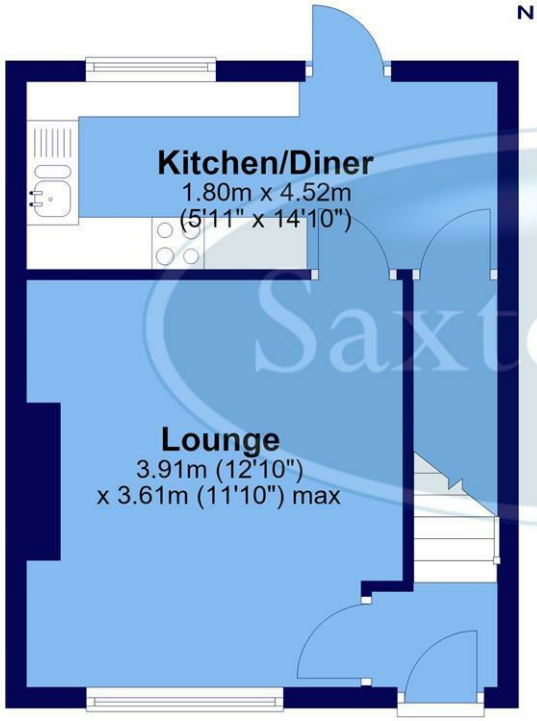
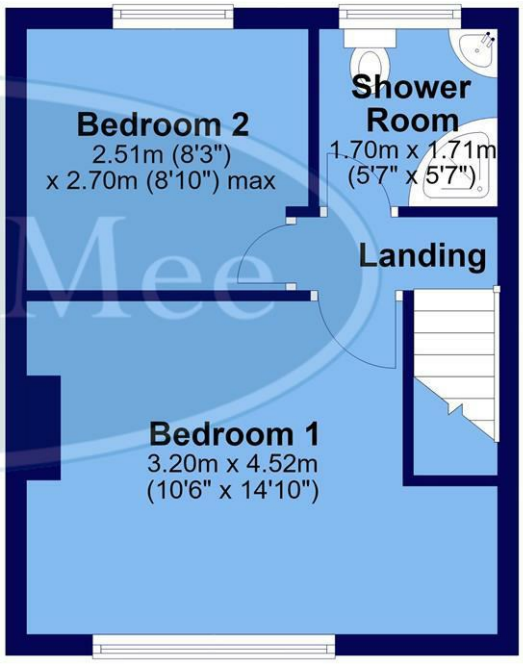


First Floor
Approx. 26.2 sq. metres (282.3 sq. feet)



Total area: approx. 52.4 sq. metres (564.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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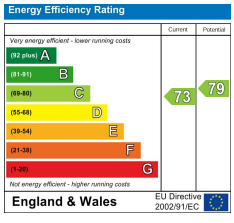

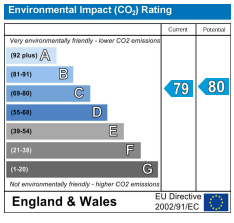

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