



Slinn Street Crookes Sheffield S10 1NZ
Guide Price £285,000

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GUIDE PRICE £285,000-£295,000 ** NO ONWARD CHAIN ** EXCITING POTENTIAL ** This deceptively spacious, four bedroom mid terraced house is located on a popular road within the highly sought after area of Crookes S10. Offered to the open market with no onward chain the property has exciting potential to be turned into what could be a fabulous family home having previously been a successful rental investment for the current owner.

The property has been well cared for and maintained, and now represents a wonderful opportunity to personalise the property into your own style, benefitting from good sized bedrooms, an open plan kitchen diner, and a superb sized garden to the rear.

In brief the accommodation includes, a bay windowed lounge with fireplace, open plan kitchen diner with a range of white gloss fitted units, two double bedrooms on the first floor with one having an ensuite WC, a spacious bathroom, and from the landing area stairs lead into two further double bedrooms.

- DECEPTIVELY SPACIOUS
- EXCITING POTENTIAL
- FOUR GOOD SIZED BEDROOMS
- OPEN PLAN KITCHEN DINER
- SUPERB SIZED GARDEN
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES





OUTSIDE

The property is set back from the pavement by way of a small stone wall and a low maintenance garden area. To the rear is a superb sized private garden which has no through access from neighbouring properties and is mainly lawn

LOCATION

Slinn Street is ideally located for the full range of excellent amenities Crookes, Broomhill and Crosspool have to offer, including local shops and supermarkets, schooling, pubs, fast food outlets and restaurants. Excellent public transport links provide easy access to the city centre, principal hospitals and universities.

MATERIAL INFORMATION

The property is Leasehold with a term of 683 left remaining.

The property is Council Tax Band B.

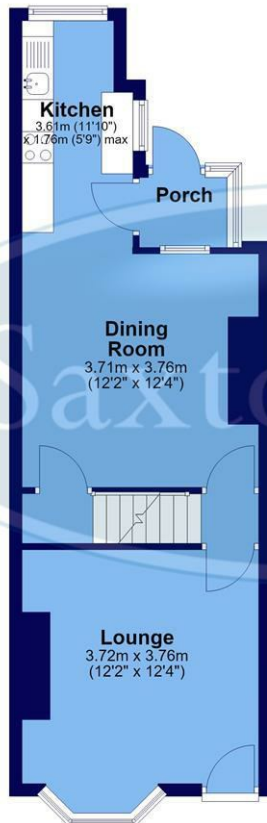
VALUER

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.

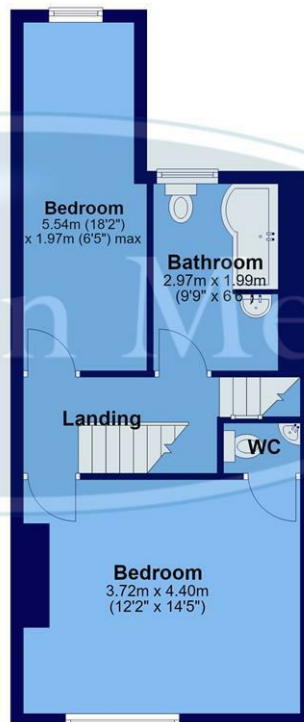
Ground Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)

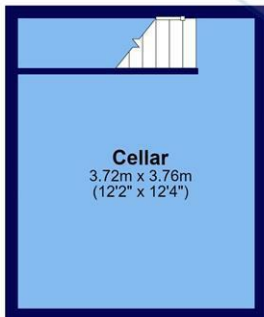


Second Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



Cellar
Approx. 17.3 sq. metres (186.6 sq. feet)



Total area: approx. 135.9 sq. metres (1462.8 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(43-54) E		
	(31-42) F		
	(1-30) G		
Not energy efficient - higher running costs			
England & Wales		84	47
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(43-54) E		
	(31-42) F		
	(1-30) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	