



Toftwood Road Crookes Sheffield S10 1SL
Offers Around £325,000

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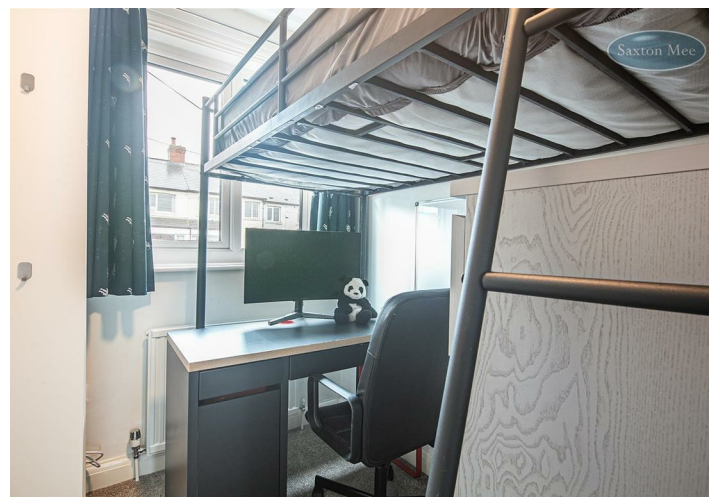
**** FREEHOLD **** Situated on this popular residential road is this three bedroom semi detached property which has been sympathetically refurbished since 2017. The property enjoys a low maintenance garden and features a modern kitchen/diner and a contemporary bathroom and benefits from off-road parking, a useful basement with space for storage, uPVC double glazing and gas central heating. The property is located in the sought after area of Crookes with amenities, a good selection of pubs, restaurants and takeaways, the catchment for well regarded local schools including the OFSTED rated outstanding Tapton Secondary School, public transport links and easy access to Sheffield City Centre.

Beautifully presented in a neutral décor, the living accommodation briefly comprises: enter through a front door into the well proportioned bay windowed lounge which features a gas fire and picture rail. A door then opens into the kitchen/diner which has a range of units with contrasting works. Integrated appliances include an electric oven, induction hob, washing machine, dishwasher, fridge as well as space for a table and chairs. From the kitchen, access into a small porch to the side which is useful for coats and shoes.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The principal has a bay window to the front aspect, space for furniture and a picture rail. Double bedroom two is to the rear and enjoys the views towards Bradfield. Bedroom three is to the front. The well appointed bathroom is partially tiled and has a white three piece suite including bath with shower, WC and wash basin.

- SYMPATHETICALLY REFURBISHED SINCE 2017
- BEAUTIFULLY PRESENTED
- NEUTRAL DÉCOR
- MODERN KITCHEN DINER
- CONTEMPORARY BATHROOM
- OFF ROAD PARKING
- USEFUL BASEMENT SPACE FOR STORAGE
- LOW MAINTENANCE GARDEN
- CATCHMENT FOR OFSTED RATED OUTSTANDING TAPTON SECONDARY SCHOOL
- CLOSE TO AMENITIES





OUTSIDE

There is a drive and garden to the front/side. The low maintenance garden to the rear has an artificial lawn and access to the basement space.

LOCATION

Crookes is an incredibly popular location that leads to the network of Sheffield University sites, which can be easily accessed within a short walk. Crookes has comprehensive shopping facilities and excellent local public houses. Broomhill, with its fashionable cafés, pubs, restaurants and shops, can be found within half a mile and Sheffield City Centre is approximately two miles east. Sheffield Royal Hallamshire Hospital, Children's Hospital and Weston Park are all within one and half miles making this an ideal spot for consultants, hospital workers, and University staff.

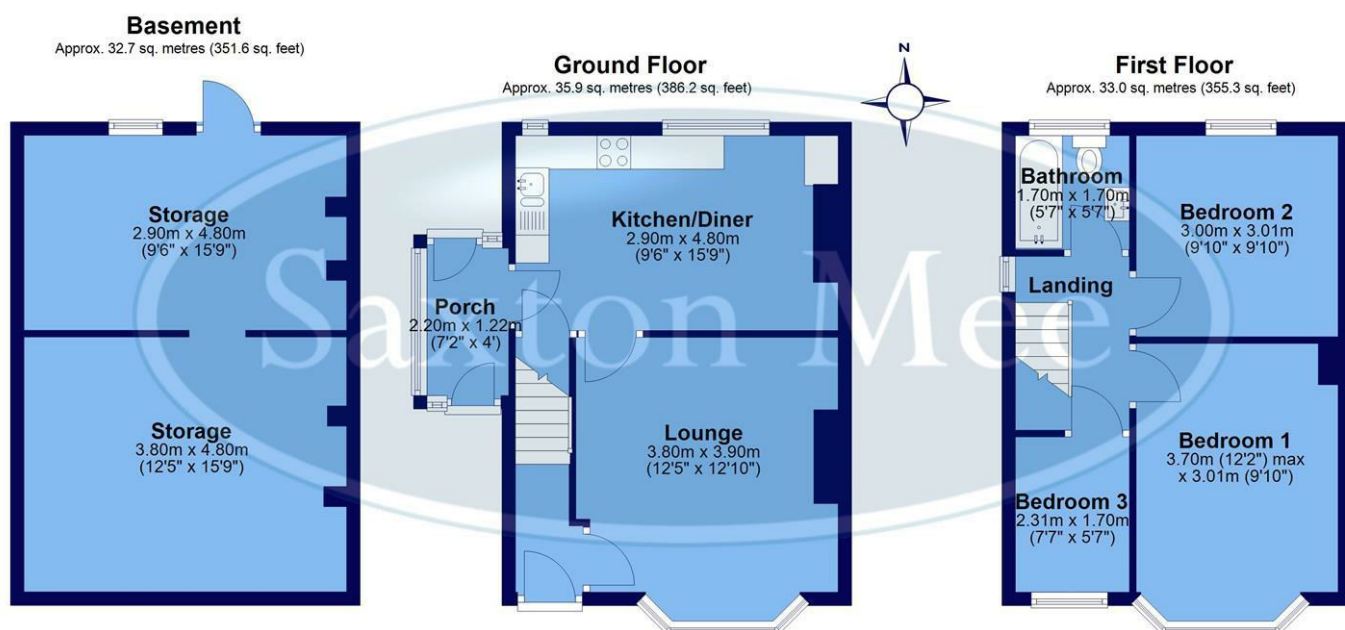
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Chris Spooner ANAEA

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. 101.6 sq. metres (1093.1 sq. feet)

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

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