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HERE TO GET *you* THERE

25 Truswell Road, Crookes, Sheffield, S10 1WH

Asking Price £300,000

Property Images



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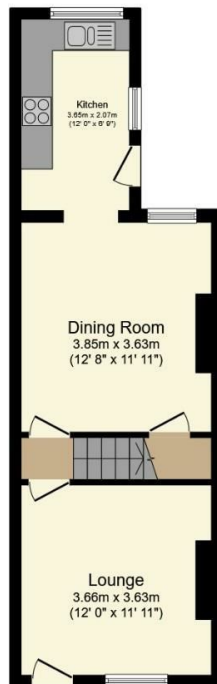
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Property Images

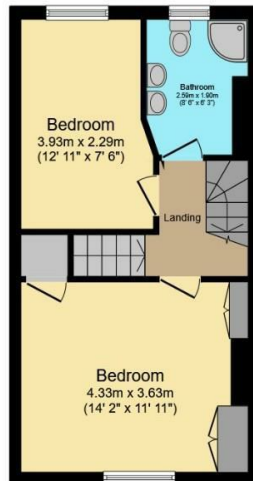


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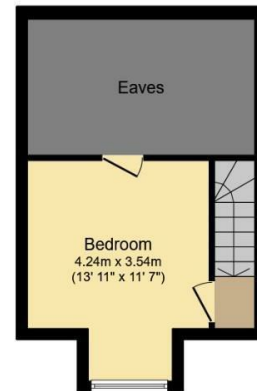
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Ground Floor



First Floor



Second Floor

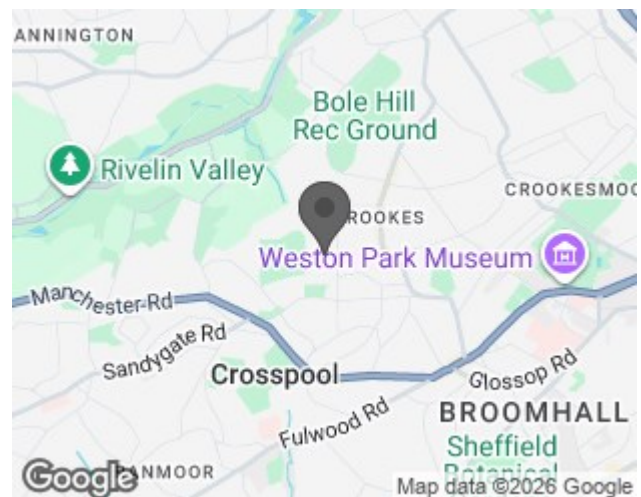
Total floor area: 92.5 sq.m. (996 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Summary

| FREEHOLD | NO CHAIN | Set on a quiet cul-de-sac, this delightful home is ready to move into with no work required. An ideal home for buyers wanting style, space and convenience.

Truswell Road is located in a charming neighbourhood in Crookes and offers a perfect blend of comfort and convenience. As you step inside, you are welcomed by a cosy living room; The perfect space to reside after a long day. Across the hallway, the spacious dining room is complete with an electric fire and offers access to the cellar. The kitchen is thoughtfully designed with ample storage, while the dining area comfortably takes a large table providing a perfect setting for family meals and gatherings.

The first floor presents a versatile layout, featuring a master bedroom at the front with fitted wardrobes, ensuring storage isn't a problem. The modern shower room is a highlight, equipped with his and hers sink basins, shower cubicle and W/C, adding a touch of practicality to your daily routine. Additionally, the third bedroom is perfectly suited for use as an office or nursery, catering to various lifestyle needs. Venturing to the second floor, you will find a further double bedroom, complete with eaves storage and a charming dormer window that fills the space with natural light.

Outside, the good-sized rear garden is a tranquil retreat, featuring a large patio area ideal for outdoor seating and a shed for additional storage. The property benefits from no through access, ensuring a peaceful environment.

Located in a sought after residential area, this home is conveniently close to a variety of shops, cafes, and restaurants, as well as excellent bus links for easy access to the city centre. This property is a wonderful opportunity for those seeking a comfortable family home in a vibrant community.

Features

- Beautiful, stone-fronted terrace
- Spacious dining room with off-shot kitchen
- Contemporary shower room with his and hers sink basins
- Good sized rear garden with no through access
- Offered for sale with no onward chain
- Great first time buyer home
- Freehold
- Short distance to local shops, cafes and restaurants