Saxton Mee

Lydgate Lane Crookes Sheffield S10 5FP
Guide Price £265,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £265,000-£275,000 ** FREEHOLD ** Offered for sale with no chain is this effectively extended, three double bedroom, stone and bay fronted end terrace property which benefits from gardens to the front and rear, uPVC double glazing and gas central heating. The property is located on this highly sought after residential road with excellent schooling catchments including Lydgate and Tapton secondary, principal hospitals and universities are within easy reach. Crookes high street with its array of independent cafes, eateries and shops is within a short stroll and The Peak District is on the doorstep.

The accommodation briefly comprises: enter via a front door into the lounge with a feature cast-iron fireplace and a large bay window allowing lots of light in. A door then opens into the largely extended open plan dining room and kitchen. The dining room has the original cupboards to one side of the chimney breast and a cast-iron feature fireplace. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine. There is a fixed breakfast bar, a rear uPVC entrance door and access to the cellar head with a trap doors and steps descending to the cellar being of similar size to the lounge.

A staircase rises to the first floor landing with access into two double bedrooms and the bathroom. The principal has a storage cupboard and space for furniture. Double bedroom two has been extended and again has space for furniture. The bathroom has a three piece suite including bath with electric shower.

A further staircase rises to the second floor and large attic bedroom three which has dormers to the front and rear allowing lots of natural light.

- THREE DOUBLE BEDROOMS
- EFFECTIVELY EXTENDED
- LOUNGE WITH A BAY WINDOW
- EXTENDED KITCHEN & DINING ROOM
- FRONT & REAR GARDENS
- NO CHAIN/FREEHOLD
- POPULAR RESIDENTIAL AREA
- AN ARRAY OF AMENITIES CLOSE-BY
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING LYDGATE JUNIOR AND TAPTON SECONDARY
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS

OUTSIDE
To the front is a garden area which sets the property back from the road. Access down the side of the property to the rear garden which is mostly laid to lawn. Brick built outbuilding.

LOCATION
The property is situated on Lydgate Lane and is ideally located within easy walking distance of a full range of amenities available at Crookes, to include supermarkets, independent shops, restaurants and public houses. Leisure facilities that can be found within walking distance. A further range of amenities are available at Crosspool. There is a small park within walking distance with children's play facilities and grassed areas. A regular bus services provides links to Sheffield city centre which is approximately 3 miles away and the Peak District National Park can be accessed within a five minute drive. The number 52 bus is within walking distance provides links to Broomhill approximately 2 minutes away and Sheffield city centre which is approximately 10 minutes away.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band B.

VALUER
Greg Ashmore 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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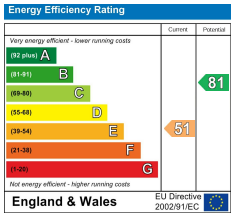
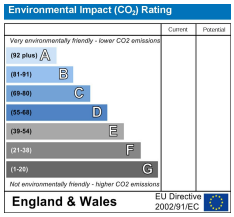
Total area: approx. 110.5 sq. metres (1189.4 sq. feet)

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

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
www.saxtonmee.co.uk





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