







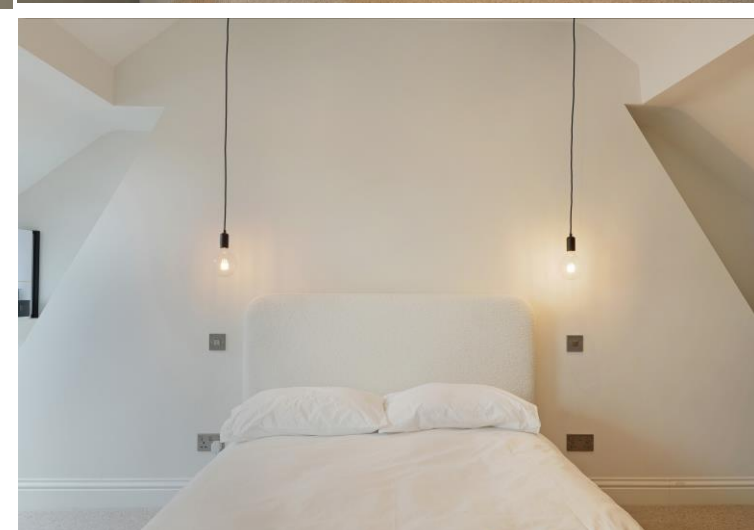
22 Salisbury Road

Crookes • Sheffield • S10 1WB

£300,000

An outstanding three bedroom, stone fronted, end terrace property located on a very popular road close to the heart of Crookes. Comprehensively refurbished by the current owners to create a modern home with an excellent range of quality fixtures and fittings and finished in stylish neutral tones. Offering outstanding and spacious accommodation arranged over 3 floors with the benefit of a double cellar providing useful storage and a fantastic, low maintenance landscaped rear garden. Entered via a front facing composite door to a lovely living room with a stove providing an attractive focal feature set to a stone hearth with an exposed brick back. The dining room has a light and airy feel with ample space for a large dining table and leads through to the off shot kitchen, fitted with an attractive range of modern wall and base units complemented by a white work surface. Integrated appliances include an electric oven, induction hob and dishwasher, together with space for a washing machine and fridge. There is a wall mounted modern Ideal combination boiler and a side facing UPVC door opening to the garden. The ground floor has underfloor heating throughout. On the 1st floor there is a double bedroom to the front with a useful under stairs cupboard, and a well proportioned second bedroom. The bathroom is superbly fitted, with a large walk in shower, an oval shaped freestanding bath, w.c and wash hand basin. Stylish tiling to the floor and walls with integrated display shelving and underfloor heating. On the 2nd floor is a large double bedroom with velux windows revealing a lovely view to the rear, eaves storage and clothes storage rail. Outside to the front the property is set back from the road with stone wall and sandstone area, to the rear is a fully enclosed low maintenance garden with a large sandstone and built in timber seating providing a lovely area for al fresco dining and entertaining, with excellent privacy from slatted timber fencing. Salisbury Road is an extremely popular road, well-served by local shops, cafes, restaurants, and bars in Crookes and Broomhill, recreational facilities, schools, public transport, and access links to the hospitals, universities, city centre, train station, as well as the Peak District.





- Stone Fronted End Terrace
- Three Bedrooms
- Fully Refurbished
- Modern Kitchen & Bathroom
- Superb Rear Garden

- UPVC Double Glazing
- Modern Gas Central Heating
- Freehold
- EPC - tbc
- Council Tax - A



22 SALISBURY ROAD

APPROXIMATE GROSS INTERNAL AREA = 94.4 SQ M / 1015 SQ FT

CELLAR = 32.1 SQ M / 345 SQ FT

TOTAL = 126.5 SQ M / 1360 SQ FT (EXCLUDING EAVES)

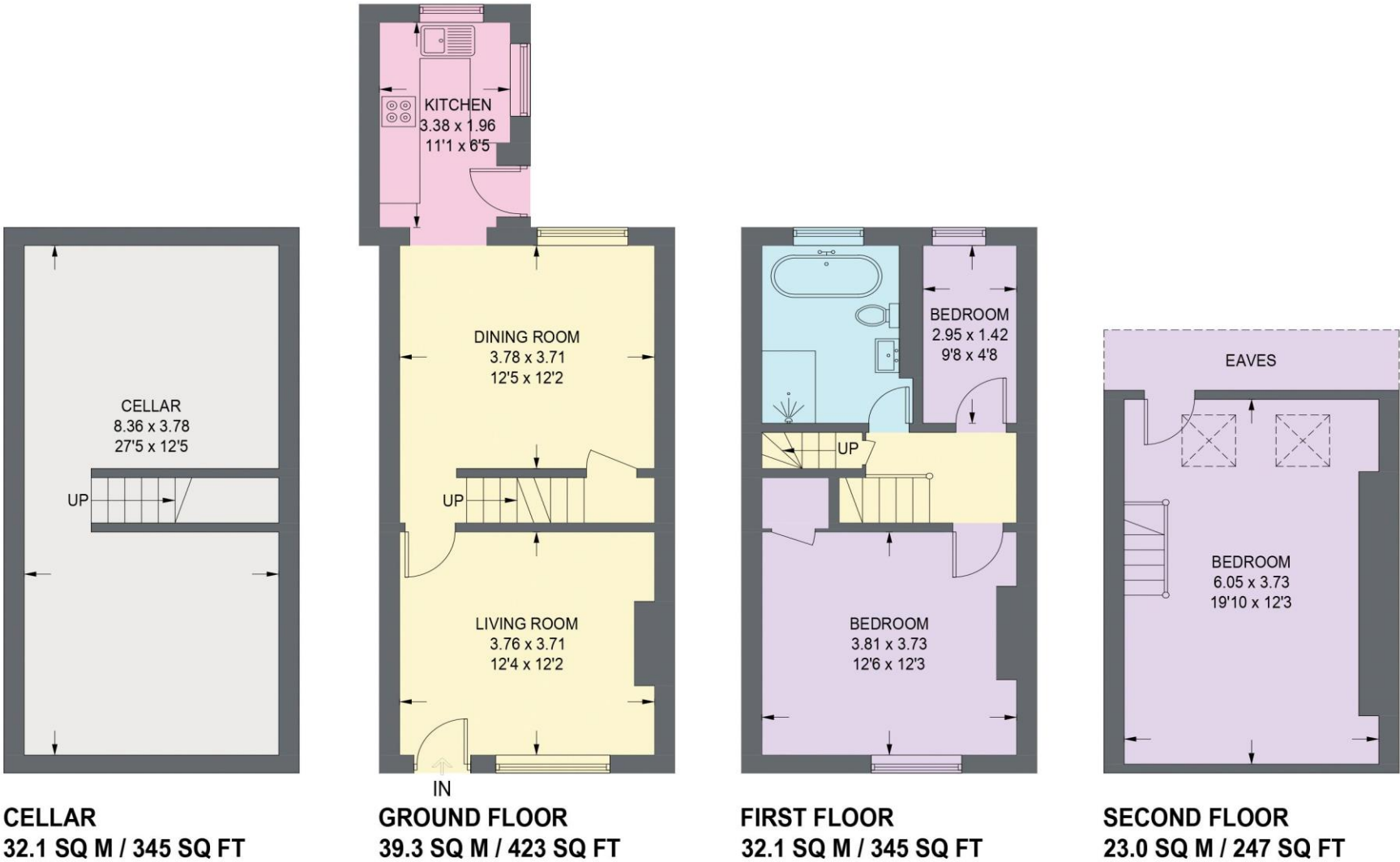


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1328742)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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