





81 Crookes Road

Sheffield • South Yorkshire • S10 5BD

Asking Price £220,000

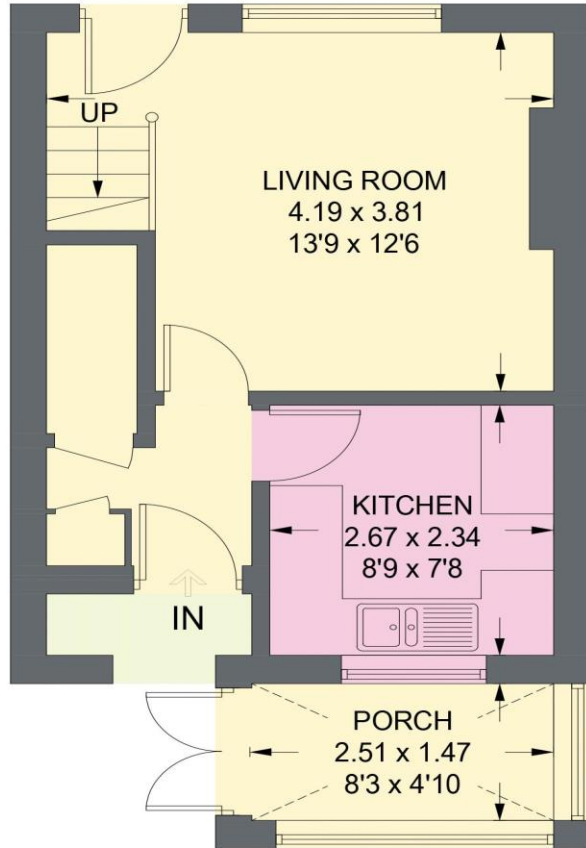
Offered to the market with no onward chain, this two-bedroom mid-town house enjoys a highly convenient position just a stone's throw from the heart of both Broomhill and Crookes. Requiring a scheme of updating, the property presents an excellent opportunity for first-time buyers looking to put their own stamp on a home, as well as investors or downsizers. Further benefits include resident parking and an attractive rear garden. The property is approached via a covered entrance, with a useful external porch located to the front of the property incorporating an outside tap. The front door opens into a welcoming entrance hall, where a generous understairs storage cupboard provides excellent everyday storage. Positioned at the front of the property, the kitchen is fitted with a modern gloss finish complemented by marble-effect worktops and brick-style tiled splashbacks. There is space and plumbing for a range of appliances. To the rear, the living room enjoys a pleasant outlook across the garden through a generous picture window. A decorative feature fireplace with an electricity point for an electric fire creates a focal point to the room, while a rear door provides direct access onto the garden. The first floor offers two bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and benefits from built-in shelving, a recessed area suitable for wardrobe storage, a further built-in storage cupboard and housing for the Ideal boiler. Bedroom two is positioned to the front of the property, overlooking the resident parking area. The landing also benefits from a generous built-in storage cupboard and access to the loft space. The bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and WC, complemented by partial tiling. Externally, the property benefits from resident parking to the front. To the rear, steps rise to an attractive garden comprising a lawn and decorative stone, bordered to either side by fencing, with a garden shed positioned at the far end providing useful outdoor storage. Situated between the highly sought-after suburbs of Broomhill and Crookes, Crookes Road enjoys an excellent location within easy walking distance of an extensive range of independent cafés, restaurants, shops and everyday amenities. The property is well placed for the University of Sheffield and the city's major teaching hospitals, making it an ideal choice for professionals, first-time buyers and investors alike. Excellent public transport links provide convenient access to Sheffield City Centre, while nearby green spaces, including Weston Park, the Botanical Gardens and Bingham Park, offer plenty of opportunities for leisure and recreation.



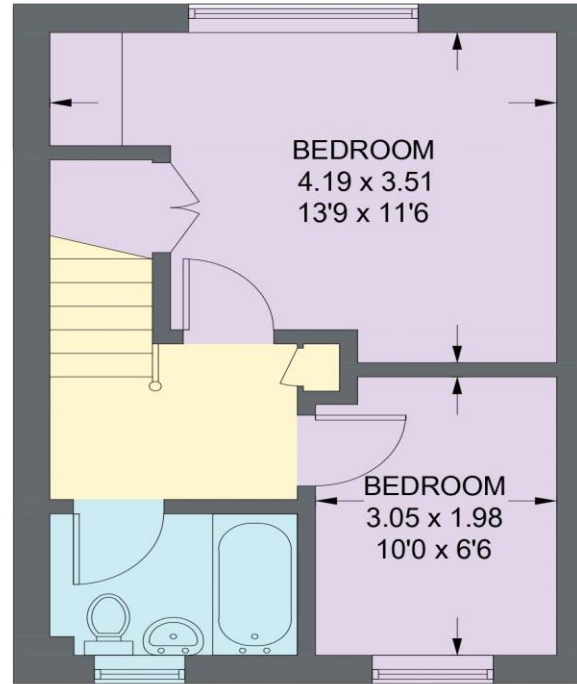
- 2 Bed Townhouse in S10
- Popular Location In Broomhill
- Ideal for First Time Buyers
- Requiring a Scheme of Updating
- Modern Fitted Kitchen
- Close to Broomhill & Crookes
- No Onward Chain
- 2 Allocated Parking Spaces
- Freehold
- Council Tax Band B, EPC Rating TBC

81 CROOKES ROAD

APPROXIMATE GROSS INTERNAL AREA = 58.4 SQ M / 628 SQ FT
(INCLUDING PORCH / EXCLUDING PARKING SPOT)



GROUND FLOOR
30.7 SQ M / 330 SQ FT



FIRST FLOOR
27.7 SQ M / 298 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1315898)

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.