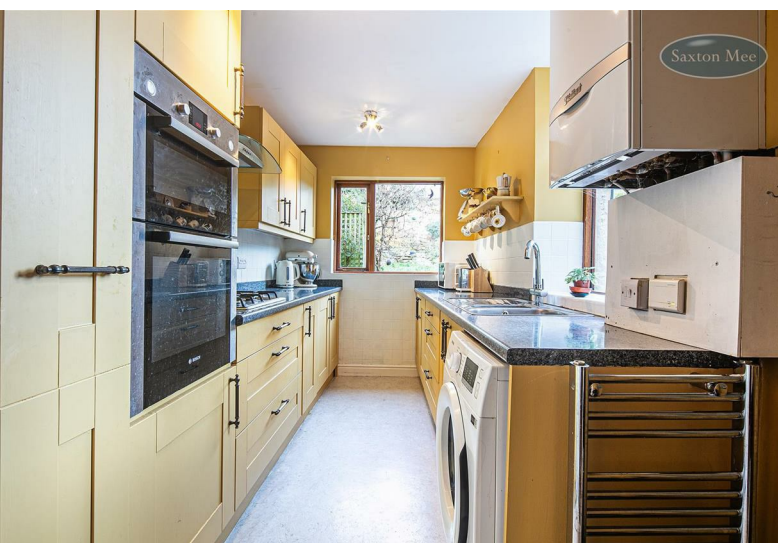




Aldred Road Crookes Sheffield S10 1PD
Offers Around £350,000

Aldred Road

Sheffield S10 1PD

Offers Around £350,000

**** CHAIN FREE ** FREEHOLD **** Situated on this quiet no through road is this well presented, three double bedroom mid terrace which enjoys a private rear garden and benefits from double glazed windows and gas central heating. The property is located in the popular residential area of Crookes, within easy reach of excellent local amenities, schools and Sheffield City Centre.

Set over four levels (including the cellar) the living accommodation briefly comprises front stained glass door with transom window opens into the entrance hall with access into the dining room which has a gas fire with a feature fireplace and access to the cellar, lounge and kitchen. The cellar is dry and suitable for storage with potential to convert. The lounge has a bay window allowing natural light. The kitchen has a range of shaker style units including a pull-out larder. Contrasting worktops incorporate the sink and drainer. Integrated appliances include a double oven, and a four ring gas hob with extractor above.

From the entrance hall, a staircase rises to the first floor landing with access to two bedrooms and the bathroom. The principal is a good sized double to the front aspect and has a bay window, built-in wardrobes, shelving and a cupboard. Double bedroom two is to the rear and has understairs storage. The spacious family bathroom is partially tiled and has a heated towel rail and a four piece white suite including a separate shower enclosure, bath, WC and wash basin.

Stairs from the landing rise to large bedroom three which has a partially vaulted ceiling, Velux window and the added advantage of an ensuite shower room. There is access to a separate room which could be used as an occasional bedroom, study or nursery.

- THREE DOUBLE BEDROOM TERRACE
- BATHROOM & EN SUITE SHOWER ROOM
- LOUNGE, DINING ROOM & KITCHEN
- PRIVATE REAR GARDEN
- CELLAR OFFERING USEFUL STORAGE
- SPACIOUS & WELL PRESENTED ACCOMMODATION THROUGHOUT
- POPULAR RESIDENTIAL AREA
- AMENITIES, PUBLIC TRANSPORT LINKS & SCHOOLS
- ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

The superb sized rear private garden has been landscaped with a paved patio, a lawn, a pond, a timber shed, and a variety of well established plants and shrubs.

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 close-by making this an ideal spot for consultants, hospital workers, and University staff.

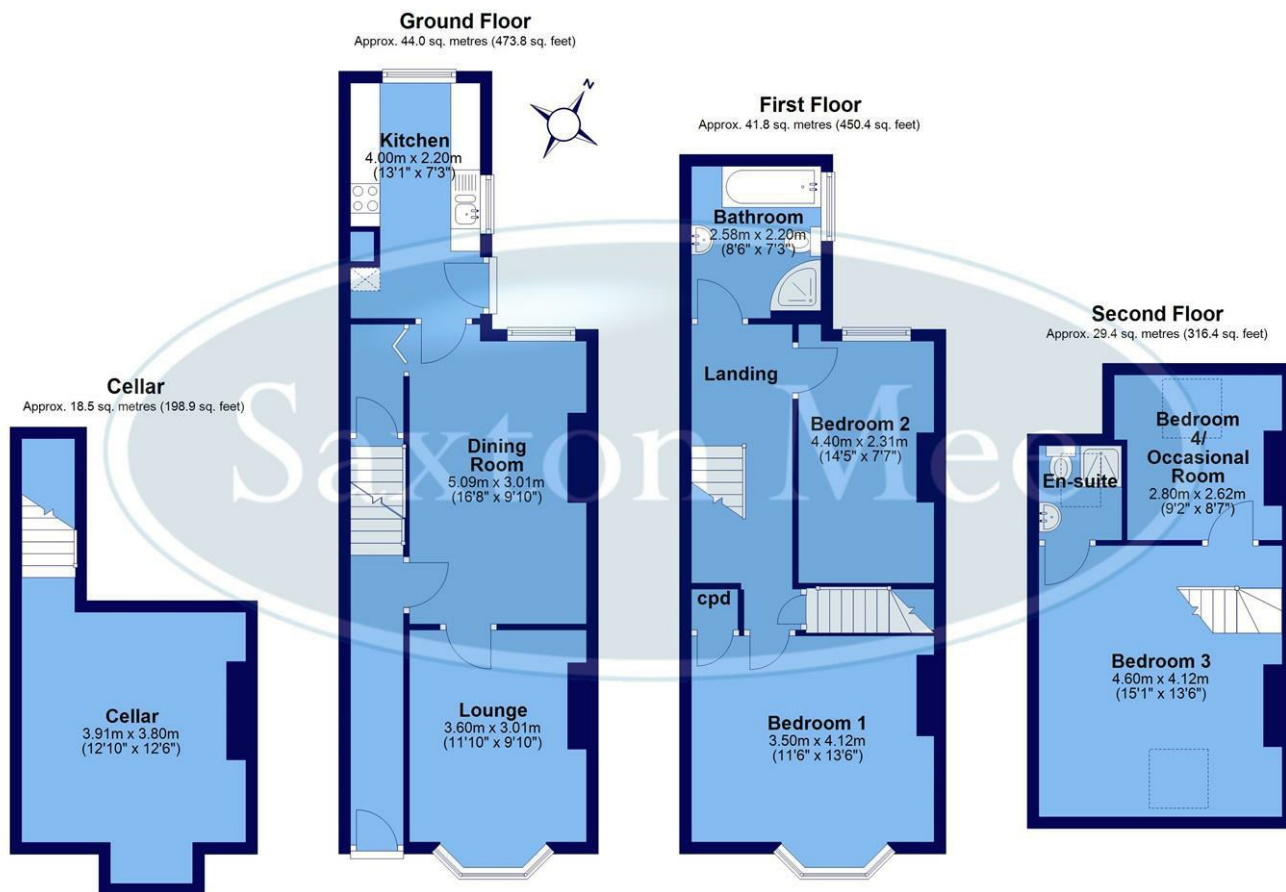
MATERIAL INFORMATION

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. 133.7 sq. metres (1439.5 sq. feet)

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

**Crookes
Hillsborough
Stocksbridge**

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(43-54) E	
(31-39) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(43-54) E	
(31-39) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC