



252 Western Road

, Sheffield, S10 1LF

Price Guide £450,000



# 252 Western Road



## Description

GUIDE PRICE £450,000 to £475,000

Welcome to Western Road in the heart of Crookes. This beautifully family home has everything a modern family could ever want, and is brimming with period charm but with all the conveniences needed for contemporary living. Built in 1870, the property benefits from spacious accommodation with high ceilings split over four floors, with a fairy tale like leafy rear garden with additional terraced patio. In brief, the property is comprised of a lower ground floor luxury kitchen diner with bespoke kitchen and granite worktops, additional separate utility and full shower room with access to the rear garden. The ground floor is accessed via a side entrance with two stunning reception rooms, the main lounge being bay fronted with feature fireplace and log burner. The first floor has two large double bedrooms with built in storage and modern family bathroom in between. The top floor is a stunning master suite with dual aspect and double Velux ceiling windows to both sides of the room, as well as a stunning contemporary en-suite shower room. There is built in storage galore with fitted cupboards in the eaves all

- GUIDE PRICE £450,000 to £475,000
- Beautifully decorated and maintained throughout
- Two large reception rooms with bay fronted lounge
- Three bathrooms including ground floor shower room
- Gorgeous dining kitchen with separate utility
- Stunning four-storey, Yorkshire Stone built property
- Period features galore including original fireplaces and log burner
- Leafy rear garden with year round colour and separate patio
- Stunning top floor master with brand new en-suite
- New wooden double glazing and damp proofing in 2024

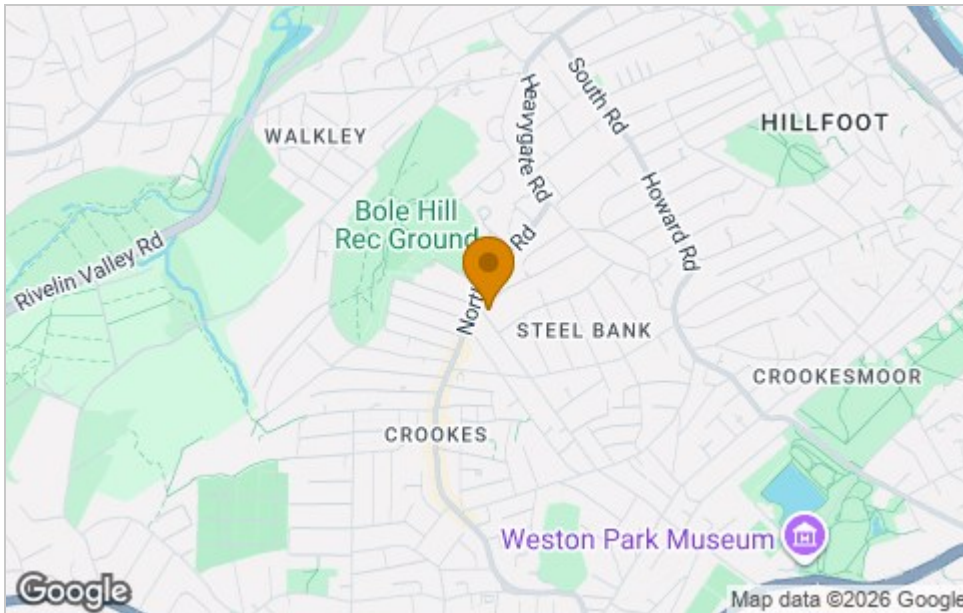




## Floor Plan



## Area Map



## Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

