



Slinn Street Crookes Sheffield S10 1NY
Guide Price £265,000

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**** GUIDE PRICE £265,000 - £275,000 **NO ONWARD CHAIN ** SEMI-DETACHED FAMILY HOME ****

Located within the highly sought after area of Crookes S10 is this superb three bedroom semi-detached family home which is offered to the open market with no onward chain. Presented in neutral décor throughout, the property offers exciting potential to be updated to your own personal tastes, and benefits from double glazed windows, gas central heating, and an enclosed low maintenance garden to the rear.

In brief, the living accommodation comprises: enter through a front door into the inner lobby with access into the well proportioned lounge with a bay window allowing lots of natural light and a fireplace which is the focal point of the room. A large opening flows into the dining room with uPVC French doors opening onto the rear garden, providing a perfect extension for indoor/outdoor dining. A door then opens into the separate kitchen which has a range of units with a contrasting worktop which incorporates the sink and drainer. There is space for an oven along with housing and plumbing for a washing machine. There are both front and rear entrance doors.

From the inner lobby, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The principal bedroom is a good sized double with a bay window. Double bedroom two is the rear aspect. Bedroom three is to the front aspect. The bathroom has a white three piece suite including bath, WC and wash basin.

- NO ONWARD CHAIN
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- ENCLOSED PRIVATE GARDEN TO REAR
- POTENTIAL TO UPDATE
- OPEN PLAN LIVING
- NEUTRAL DECOR
- DOUBLE GLAZED/GAS CENTRAL HEATING
- EPC RATING C





OUTSIDE

A low wall and gate opens to a front garden area. To the rear is a low maintenance south facing garden.

LOCATION

Slinn Street is ideally located for the full range of excellent amenities Crookes, Broomhill and Crosspool have to offer, including local shops and supermarkets, schooling, pubs, fast food outlets and restaurants. Excellent public transport links provide easy access to the city centre, principal hospitals and universities.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 29th September 1937. The property is currently Council Tax Band B.

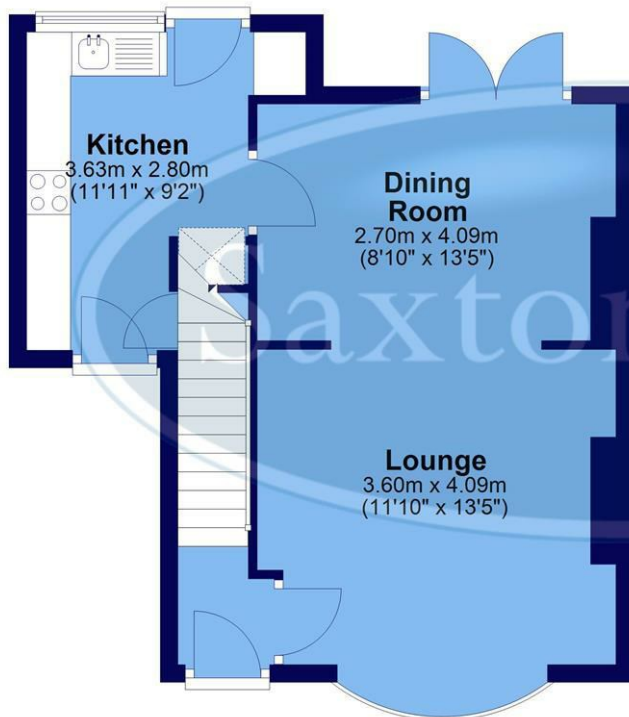
VALUER

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.

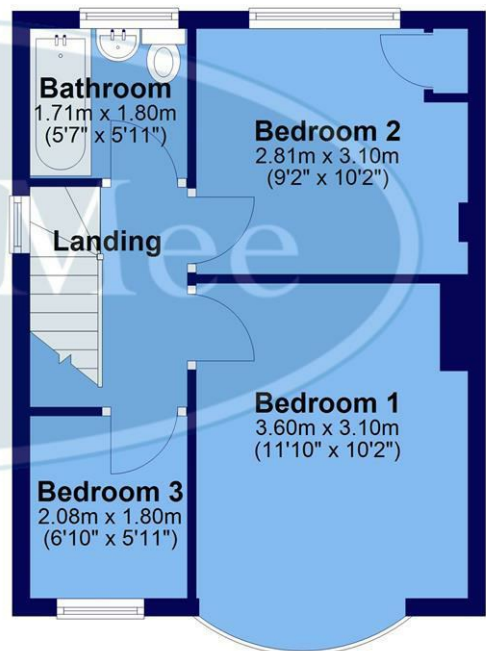
Ground Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



Total area: approx. 72.6 sq. metres (781.1 sq. feet)

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

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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	76
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			