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HERE TO GET *you* THERE

328 School Road, Crookes, Sheffield, S10 1GR

Asking Price £270,000

Property Images



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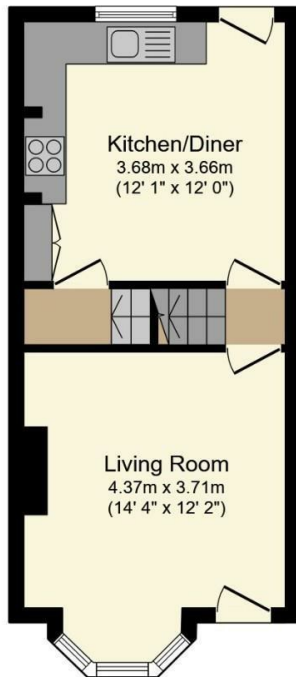
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Property Images

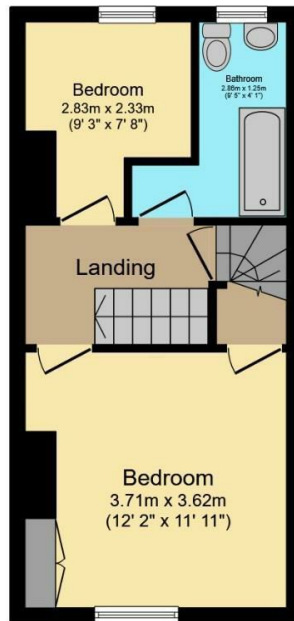


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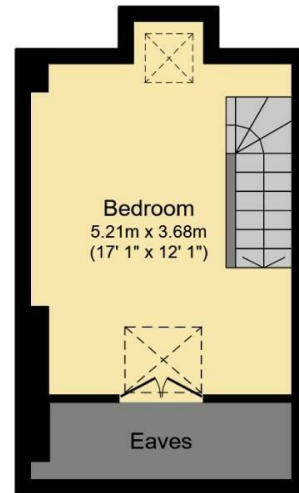
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Ground Floor



First Floor



Second Floor

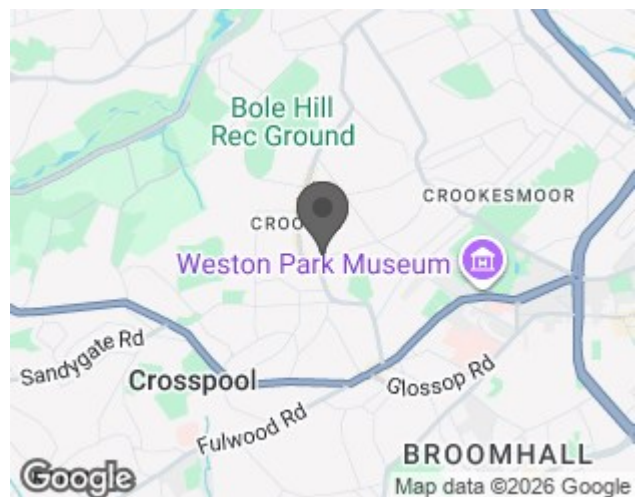
Total floor area: 81.2 sq.m. (874 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Summary

| DESIRABLE RESIDENTIAL AREA | LEVEL GARDEN | Finished to an exceptional standard, this is the perfect choice for buyers want to move in to a stylish and flexible space. School Road is a charming, stone fronted home in Crookes. Offering a combination of comfort, character and modern living, this home is ideal for professionals, couples or families.

Upon entering through the back door, you are welcomed into a spacious dining kitchen. Solid wooden work surfaces run in an L shape, complimented by contemporary storage units and fitted with a Belfast sink overlooking the garden. There's an integrated electric oven with ceramic hob over plumbing for a washing machine and dishwasher and still plenty of room for a dining table and chairs. A further door leads down to the cellar, providing additional storage space. Across the hall, the inviting lounge boasts a beautiful bay window, allowing natural light to flood the room, creating a warm and welcoming atmosphere. The chimney breast forms a natural focal point, with an attractive fire surround.

The first floor comprises two comfortable bedrooms, including a front facing double room with built-in storage, ensuring ample space for your belongings. The third bedroom offers versatility, making it an excellent option for a home office or nursery. The family bathroom features a three-piece suite, catering to all your needs. Venturing to the second floor, you will find the master bedroom, enhanced by dual aspect Velux style windows that provide stunning views and an abundance of light.

To the front, a small forecourt having a stone path leads to the front door. The property continues to impress at the rear with a level lawned garden and a patio area, perfect for al fresco dining or simply enjoying the sunshine in a tranquil setting.

Crookes is renowned for its vibrant high street, offering a range of shops, cafes and amenities, making it a highly sought-after location. Crookes also has brilliant greenspaces.

Features

• Beautifully presented throughout • Stone fronted with a bay windowed lounge • Modern dining kitchen with cellar access • Level garden with patio and lawn • Attic bedroom with lovely views • Excellent location and close to local amenities • Council Tax Band A • Long Leasehold