



Blakeney Road Crookes Sheffield S10 1FE
Offers Around £230,000

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**** NO ONWARD CHAIN ** POPULAR LOCATION ** POTENTIAL TO IMPROVE **** Offered to the open market with no onward chain is this superb sized, three bedroom mid terraced stone built house. Ideal for a first time buyer or someone looking to put their own personal style into a home, the property decorated in neutral colours, leaving a blank canvas for the new buyers. Located within the popular area of Crookes S10, the property is ideally positioned for easy access to the various University campuses, hospitals, and City centre.

Measuring in excess of 1100 square feet the accommodation briefly comprises a bay windowed lounge, a dining room that has an original fitted cupboard along with access to the cellar head, and an off shot kitchen that has a range of fitted units with an electric oven and gas hob.

On the first floor there is a double bedroom to the front aspect that has a fitted understairs cupboard, a second bedroom to the rear aspect, a bathroom which has a white suite including a bath that has a shower above, and from the landing area, stairs lead to an attic style double bedroom which has a dormer window to the front aspect.

- NO ONWARD CHAIN
- STONE BUILT MID TERRACE
- THREE BEDROOMS/TWO RECEPTION ROOMS
- OFF SHOT KITCHEN
- POPULAR LOCATION
- POTENTIAL TO IMPROVE
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- EXCELLENT AMENITIES





OUTSIDE

The property is set back from the pavement by way of a small area which features a stone wall and steps up to the front door. At the rear, there is west facing low maintenance garden which has planted beds, a patio, and a brick built outbuilding.

LOCATION

Situated in this extremely popular area of Crookes in a quiet no through road with excellent local amenities including Co-op and Sainsbury's Supermarkets, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Good regular public transport links with easy access to the city centre, universities and central hospitals.

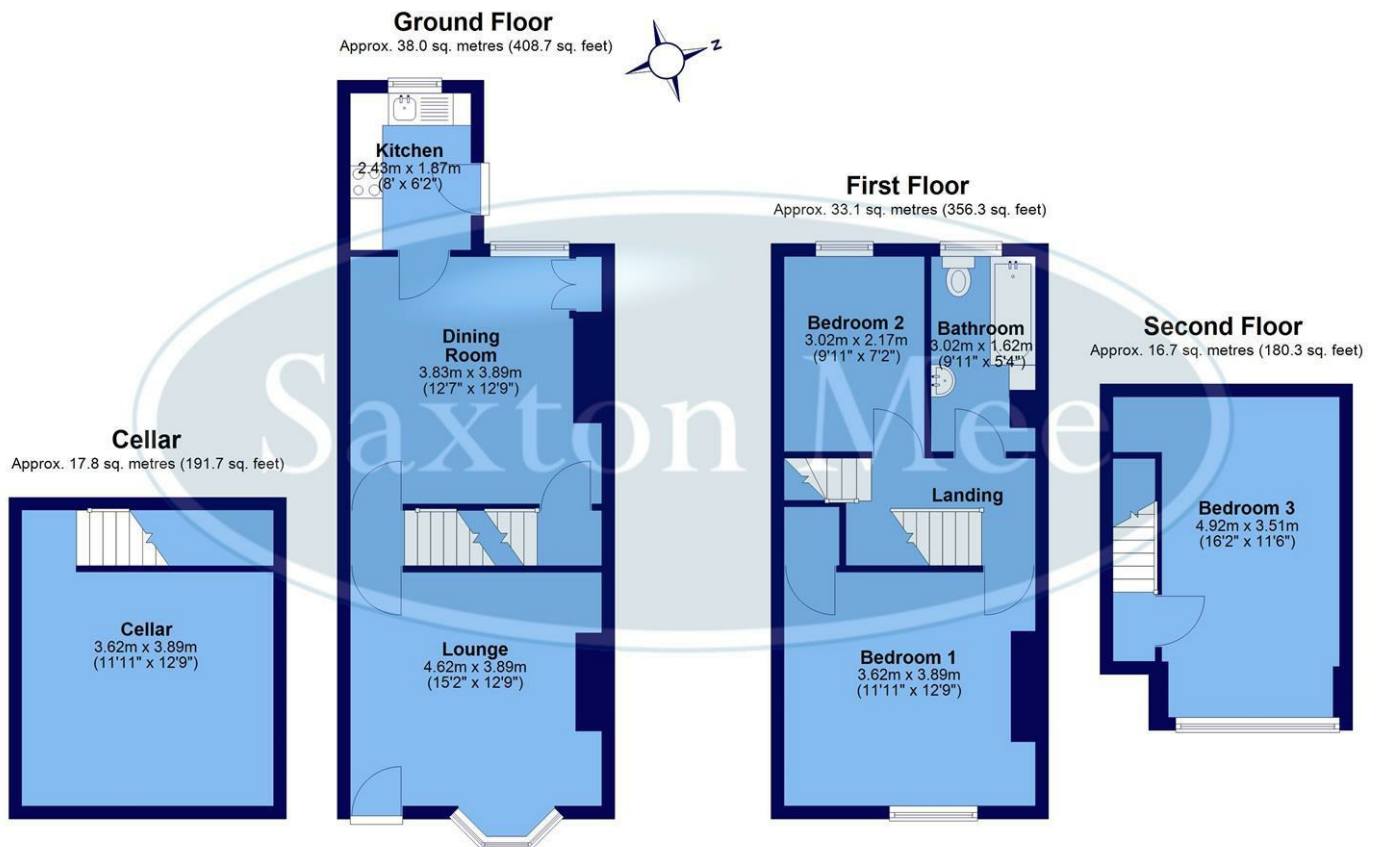
MATERIAL INFORMATION

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. 105.6 sq. metres (1137.0 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			
(43-54) E			
(31-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	78
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			
(31-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			