





## 94 Stannington View Road

Crookes • Sheffield • S10 1SR

Asking Price £190,000

An attractive stone-fronted two-bedroom mid-terrace property located on this very popular road in the heart of Crookes, Sheffield. The property benefits from uPVC double glazing and gas central heating, and while well maintained, offers an excellent opportunity for some internal cosmetic updating. The property is offered to the market with no onward chain. On the ground floor, an external door opens into the living room, finished with simple neutral décor and featuring a trap door providing access to the cellar space. To the rear is the kitchen, fitted with matching wall and base units, a granite-effect work surface, splashback tiling to the walls and space for appliances, along with an additional rear door providing access to the garden. To the first floor are two bedrooms, both finished with neutral décor and carpeted flooring, along with a fully tiled bathroom fitted with a white suite comprising bath with shower over, wash hand basin and WC. Outside, to the front is a small garden area, while to the rear is a patio seating area, with steps leading down to a garden featuring decking and a lawn. Stannington View Road is ideally positioned for the excellent range of local shops, cafés and amenities in Crookes and nearby Broomhill. The property is also conveniently located for University of Sheffield, nearby hospitals including Royal Hallamshire Hospital, and offers easy access to Sheffield City Centre and the nearby Peak District. Leasehold.

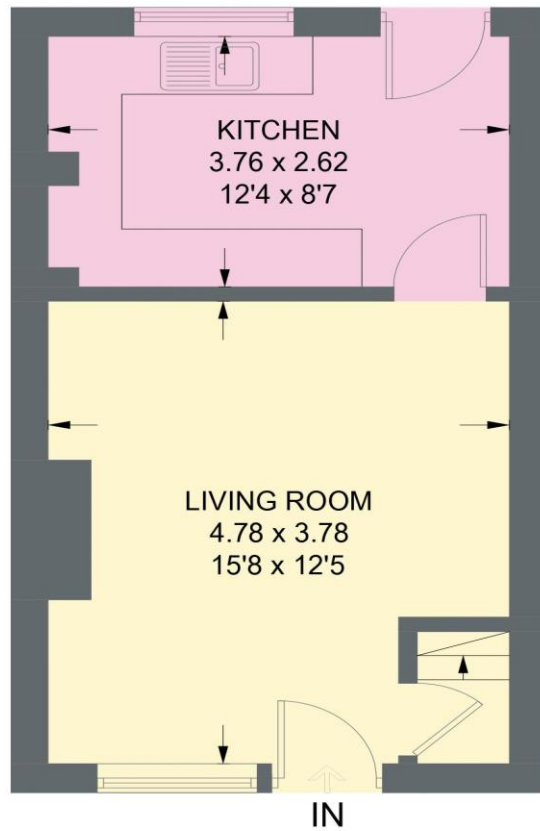


- Stone Fronted Mid Terrace
- 2 Bedrooms & Modern Bathroom
- Located in the Heart of Crookes
- UPVC Double Glazing
- Gas Central Heating

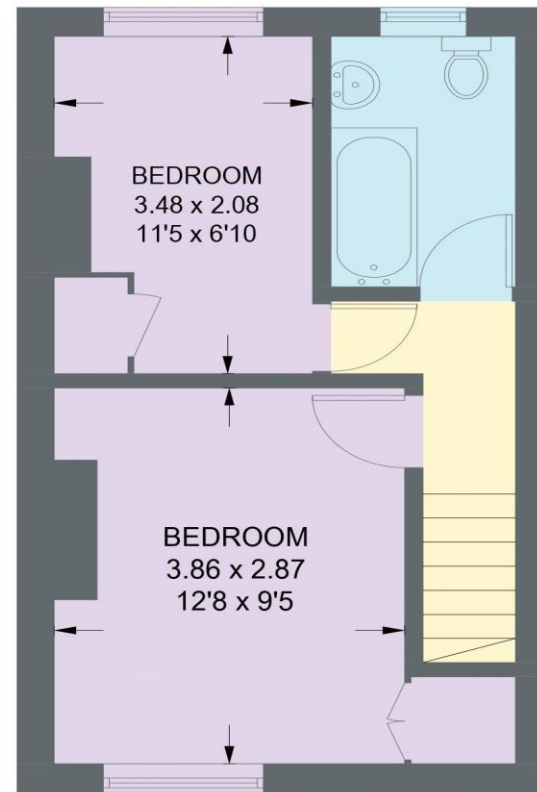
- Ideal for First Time Buyers
- Rear Garden
- No Onward Chain
- Leasehold 200 years from September 1970. £6pa
- Council Tax Band A, EPC Rating E

# 94 STANNINGTON VIEW ROAD

APPROXIMATE GROSS INTERNAL AREA = 56.9 SQ M / 613 SQ FT



**GROUND FLOOR**  
**28.6 SQ M / 308 SQ FT**



**FIRST FLOOR**  
**28.3 SQ M / 305 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.