



Western Road Crookes Sheffield S10 1LB
Offers In The Region Of £200,000

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**** CHAIN FREE ** PRIVATE ENCLOSED GARDEN ** IDEAL FIRST TIME BUY ** POTENTIAL TO IMPROVE **** Located on this popular tree lined road within the sought after area of Crookes S10 is this two bedroom mid terraced house which is offered to the open market with no onward chain. Ideal for a first time buyer the property is generally well presented throughout however there is obvious potential to improve and personalise to your own taste.

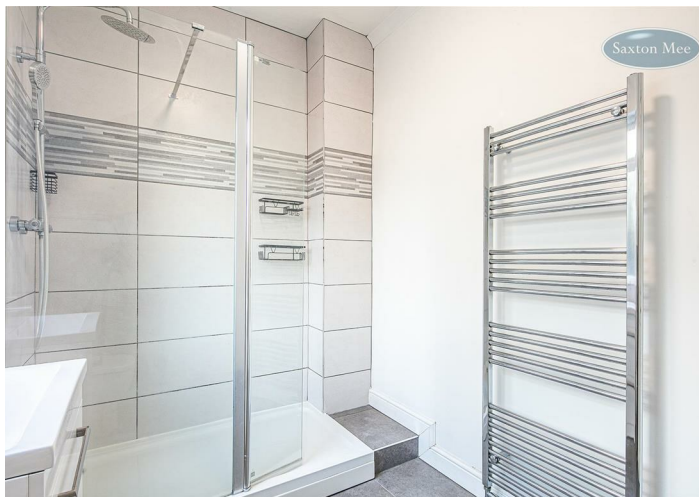
On the ground floor the accommodation briefly comprises a small porch which leads into a bay windowed lounge that has a feature fireplace and ceiling coving, and a semi open plan kitchen which has a range of fitted units with contrasting worktops, an electric oven, gas hob, and space/plumbing for other appliances.

The first floor has a double bedroom which has a fitted cupboard/wardrobe, and a contemporary shower room.

From the landing, stairs lead to another double bedroom which has a small fitted cupboard, Velux window, and leads through to a room which could be used as a study, nursery, or a walk-in wardrobe.

- TWO BEDROOMS PLUS STUDY
- MID TERRACED HOUSE
- PRIVATE GARDEN WITH NO THROUGH ACCESS
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY
- NEUTRAL DECOR
- WELL APPOINTED KITCHEN AND SHOWER ROOM
- DOUBLE GLAZED
- POPULAR LOCATION
- CLOSE TO AMENITIES





OUTSIDE

The property is set back from the pavement by way of a small low maintenance garden area. To the rear is a fully enclosed private garden which has no through access from neighbouring properties that comprises a lawn area, paved patio, and planting areas.

LOCATION

Western Road is a popular road within the sought after area of Crookes S10 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. Easy access to Sheffield City Centre, Universities and Hospitals.

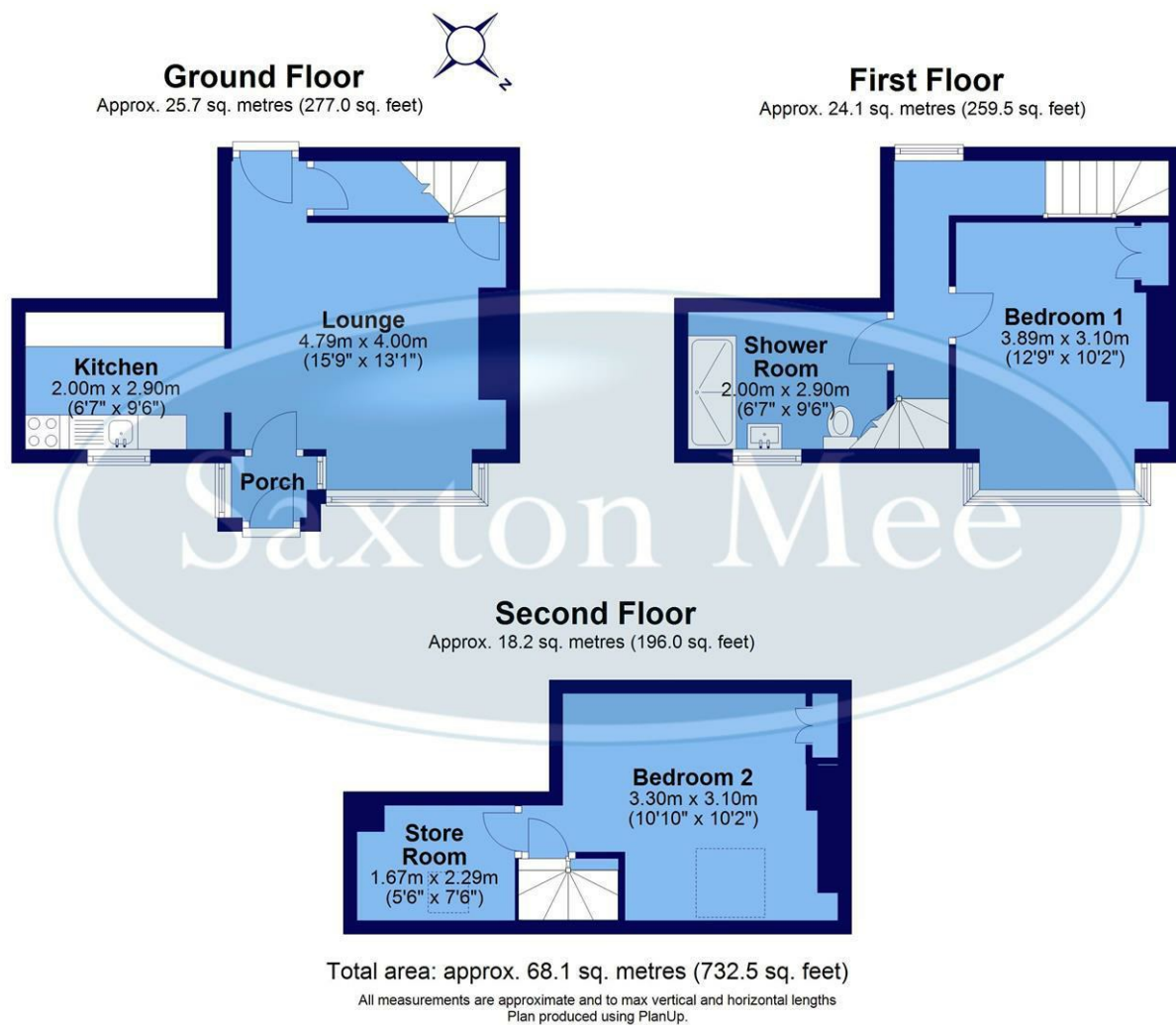
MATERIAL INFORMATION

The property is currently leasehold with 800 years from 25/01/1901 (675yrs remain). The council tax is band A. (£1593 per year)

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.



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