

Saxton Mee



Eyam Road Crookes Sheffield S10 1UT
Offers Around £300,000



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**** FABULOUS SIZED PRIVATE GARDEN ** EXTENDED KITCHEN DINER ** BEAUTIFULLY PRESENTED **** This stunning three bedroom, stone fronted end of terrace home is located at the end of a quiet no through road within the highly sought after suburb of Crookes S10. Beautifully presented throughout, the property enjoys some impressive features such as a larger than average west facing garden, an extended kitchen diner, and a tanked basement which could be used for a variety of uses. Furthermore the current owners have improved the property by installing new double glazed windows and doors in 2019, a new gas central heating boiler with radiators in 2021, three external walls have been repointed, the front and back small walls rebuilt, new fence panels, extensive work to the garden, a new kitchen floor and general decorating throughout.

On the ground floor the accommodation briefly comprises a lounge to the front aspect which has a log burning stove, plantation shutters on the window, and trap door access to the tanked basement; and the extended kitchen diner which features a door to the garden, a range of fitted units with white high gloss doors, extensive contrasting worktops, and integrated appliances including a dishwasher, an electric oven, and an electric hob.

The first floor offers a large double bedroom that has a fitted cupboard, and geometric feature wallpaper, two further bedrooms to the rear aspect, access to the loft, and a well appointed bathroom that was installed in 2021 which comprises a white suite including a shower over the bath, a WC, wash hand basin with a vanity unit, and a heated towel rail.

- QUIET NO THROUGH ROAD
- LARGER THAN AVERAGE GARDEN
- THREE GOOD SIZED BEDROOMS
- STONE FRONTED END TERRACE
- EXTENDED KITCHEN DINER
- VERSATILE TANKED BASEMENT
- PRIVATE WEST FACING GARDEN
- HIVE HEATING CONTROLS
- BEAUTIFULLY PRESENTED
- EXCELLENT SCHOOL CATCHMENT





OUTSIDE

The property is set back from the pavement by way of a small stone walled garden. To the rear is an impressive west facing private garden with no through access from neighbouring properties. It comprises a raised lawn area, well stocked planted beds, vegetable beds, and a paved patio area.

LOCATION

Eyam Road is a quiet residential road within the sought after area of Crookes S10. Crookes features an abundance of amenities including superb independent coffee shops and cafes, various eateries both for eat-in and take away, several pubs, and some fabulous local shops as well as a Sainsbury's Local and a Co-op. Regular bus routes offer easy access into the city centre, and the location is ideal for people needing access to the main city Hospitals and various University campuses.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

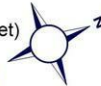
VALUER

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.

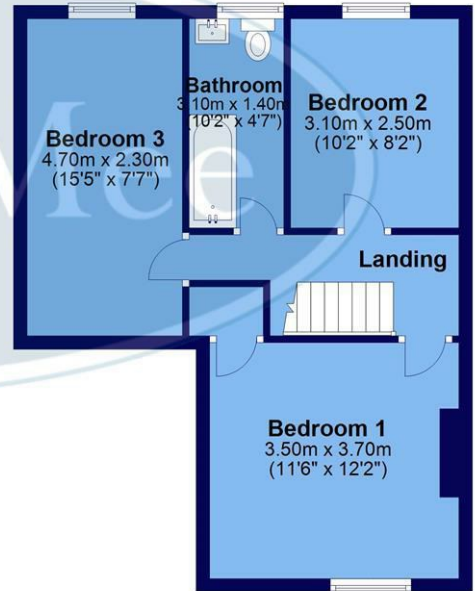
Ground Floor

Approx. 40.3 sq. metres (434.3 sq. feet)



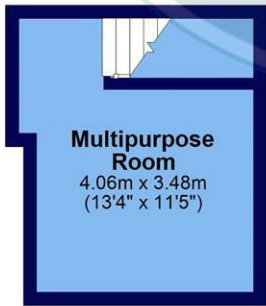
First Floor

Approx. 43.5 sq. metres (467.7 sq. feet)



Basement

Approx. 13.5 sq. metres (145.2 sq. feet)



Total area: approx. 97.3 sq. metres (1047.2 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	A		
(92-91)	B		
(85-80)	C		
(65-64)	D	64	
(55-54)	E		
(41-38)	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-81)	B		
(69-60)	C		
(55-54)	D		
(39-34)	E		
(21-38)	F		
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	