



69 Toftwood Road, Crookes, S10 1SL

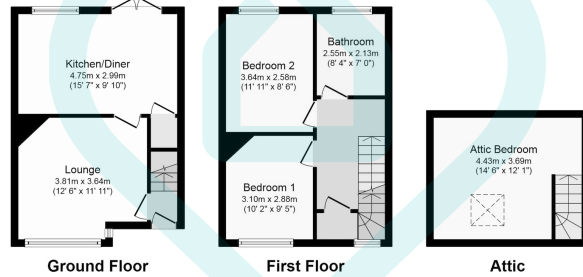
£315,000

3 1 2



Professional photos to follow. Situated in the heart of the ever-popular Crookes this well-presented three-bedroom townhouse offers deceptively spacious accommodation arranged over three floors, making it an ideal purchase for families, professionals, or investors alike. The property features a welcoming lounge and a generous kitchen/diner to the ground floor, providing excellent space for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a family bathroom, whilst the impressive loft bedroom creates a superb principal bedroom with ample space and versatility. The home benefits from a practical layout throughout and is ideally positioned within easy reach of Crookes' vibrant array of independent shops, cafés, highly regarded schools, and excellent transport links to Sheffield city centre, hospitals, and universities, this attractive home combines convenience, character, and comfortable modern living. Crookes is one of Sheffield's most sought-after residential suburbs, renowned for its vibrant community atmosphere, excellent amenities, and convenient location. Situated to the west of the city centre, the area offers an outstanding range of independent cafés, restaurants, bars, and local shops along Crookes High Street, creating a lively yet welcoming village feel. The district is particularly popular with professionals, families, and academics due to its proximity to the University of Sheffield, Sheffield Teaching Hospitals, and the Peak District National Park. Residents benefit from highly regarded schools, regular public transport links, and easy access to beautiful green spaces including Bole Hills, which offers panoramic views across the city. Combining urban convenience with a strong sense of community, Crookes continues to be one of Sheffield's most desirable places to live.



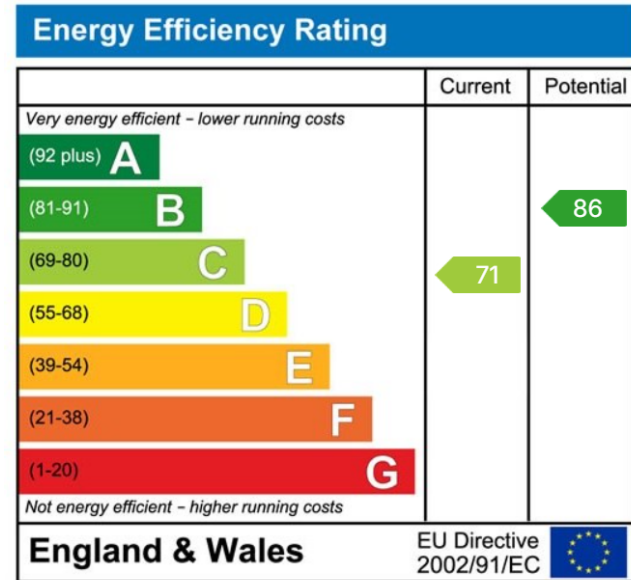


Total floor area 79.0 sq. m. (850 sq. ft.) approx

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Three-bedroom townhouse arranged over three floors
- Generous kitchen/diner ideal for everyday family living
- Family bathroom serving the first-floor accommodation
- Approximately 850 sq. ft. (79 sq. m.) of accommodation
- Close to independent shops, cafés, restaurants and local amenities
- Spacious loft bedroom creating an impressive principal suite
- Comfortable lounge with ample space for relaxing and entertaining
- Pleasant rear garden and within walking distance of the Bole Hills and rural countryside
- Situated in the highly desirable suburb of Crookes
- Excellent access to Sheffield city centre, universities, hospitals and the Peak District



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