



Forres Road Crookes Sheffield S10 1WE
Offers Around £275,000

Forres Road

Sheffield S10 1WE

Offers Around £275,000

**** CHAIN FREE **** Located within the popular area of Crookes S10 is this three bedroom, two bath/shower room terrace property which has a small private garden to the rear. Situated in the sought after area of Crookes which benefits from an array of local amenities, well regarded local schools, and a good selection of pubs, restaurants and supermarkets.

The living accommodation has been recently redecorated and briefly comprises: enter through a front door into the lounge with a bay window, allowing lots of natural light. There is coving to the ceiling, the original floorboards and a feature fireplace, which is the focal point of the room. A doorway leads into the inner lobby with a door into the kitchen/diner which has access to the cellar. The kitchen has a range of base, drawer and wall units with contrasting quartz worktops which incorporate the sink and drainer. Integrated appliances include a double electric oven and microwave, fridge/freezer, a four ring hob with extractor above along with a plumbed-in dishwasher. A doorway then leads into the utility room with wall cupboards, a plumbed-in washing machine and tumble dryer. There is a side entrance door giving access to the rear yard area, outbuilding and garden. A door opens into the downstairs shower room also containing WC, wash basin, heated towel rail and combination gas boiler.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the family bathroom. Double bedroom one is to the front aspect and has a fitted wardrobes, shelving and storage under the attic stairs. Bedroom two is the rear aspect. The bathroom has a chrome towel radiator and a three piece suite including bath with overhead shower and glass shower screen, WC and wash basin.

A further staircase rises to the second floor and attic bedroom which benefits from ample storage.

The property benefits from double glazing and gas fired central heating. All appliances are included in the sale.

- THREE BEDROOM TERRACE PROPERTY
- CHAIN FREE
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM/WC
- LOUNGE WITH BAY WINDOW & FEATURE FIREPLACE
- KITCHEN/DINER
- UTILITY ROOM
- RECENTLY DECORATED
- SMALL PRIVATE GARDEN TO THE REAR WITH STORAGE
- AMENITIES, SCHOOLS & TRANSPORT LINKS





OUTSIDE

To the rear is a small private garden.

LOCATION

Situated in the sought after area of Crookes which benefits from an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools including OFSTED rated outstanding Tapton Secondary School.

MATERIAL INFORMATION

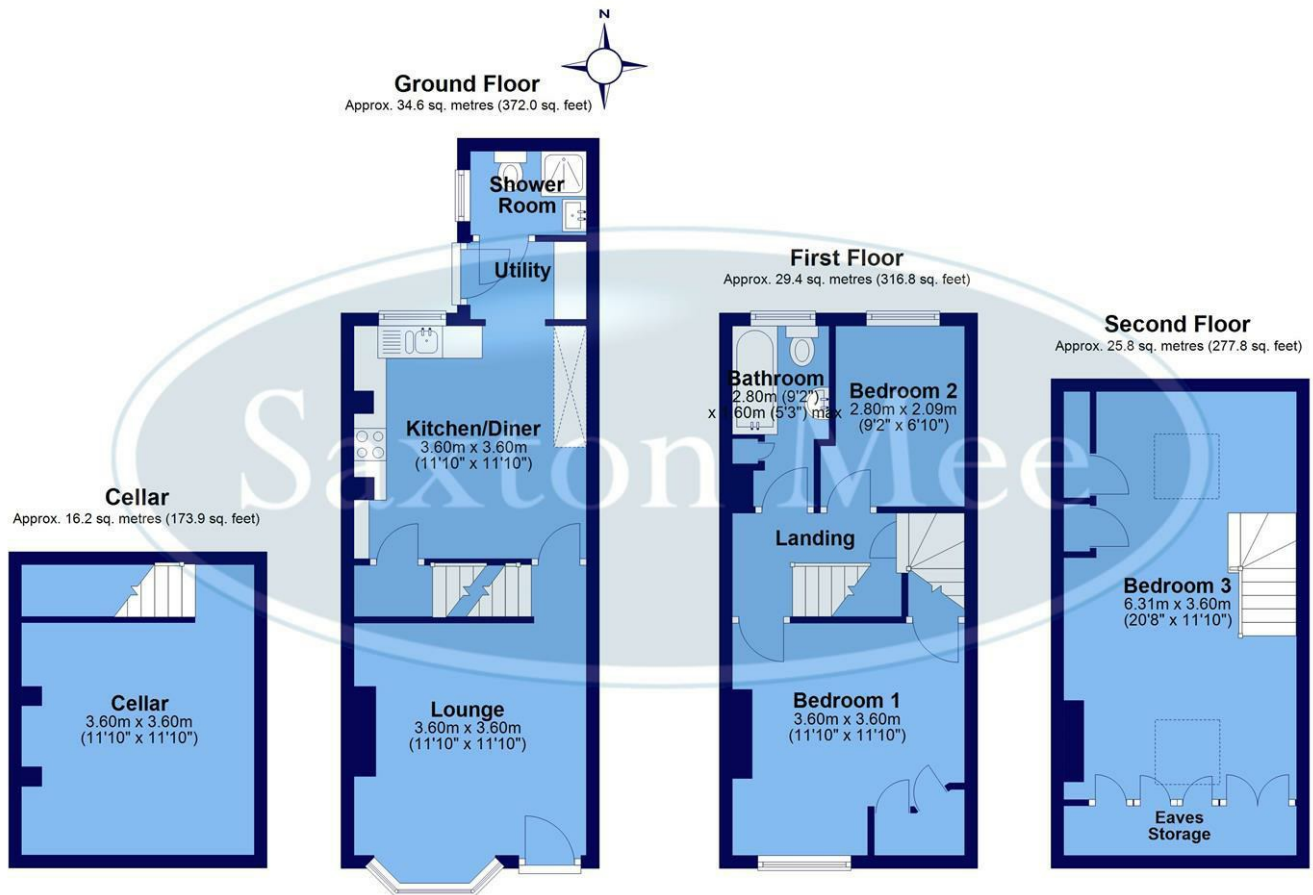
The property is Leasehold with 683 years remaining.

The property is 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. 106.0 sq. metres (1140.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	