Saxton Mee







Salisbury Road Crookes Sheffield S10 1WB
Guide Price £270,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £270,000-£280,000 ** FREEHOLD ** Offered for sale with no onward chain is this spacious four double-bedroom, stone-fronted terraced property, ideally situated within the highly sought-after residential area of Crookes. Deceptively spacious from the outside benefitting from accommodation extending fully over the passageway, there is obvious exciting potential to cosmetically update the property to your own personal taste.

The property is entered via a front uPVC entrance door which opens into the lounge that retains original ceiling coving and features a fireplace with useful fitted shelving positioned to either side of the chimney breast.

The kitchen/diner is fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include a double electric oven and four-ring hob with extractor above, together with space and plumbing for a washing machine and space for a fridge/freezer. A useful cupboard houses the gas central heating boiler.

A rear uPVC entrance door provides access to the exterior, while access from the kitchen leads to the cellar head, with steps descending to the cellar, providing valuable additional storage space.

The first-floor landing provides access to two double bedrooms and the shower room. The generous principal bedroom is positioned to the front of the property and benefits from a walk-in cupboard together with an attractive cast-iron feature fireplace. Bedroom two is another well-proportioned double room, situated to the rear, and also features a cast-iron fireplace. The shower room is fitted with a double shower enclosure, WC and wash hand basin set within a vanity unit.

The second floor provides two further double bedrooms, both benefit from Velux roof windows providing natural light.

(The property is also Article 4 compliant, making it an attractive proposition for investors seeking an established rental property.)

- FOUR DOUBLE BEDROOMS
- STONE-FRONTED TERRACED PROPERTY
- HIGHLY SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- POTENTIAL TO IMPROVE
- ACCOMMODATION OVER THE PASSAGEWAY
- KITCHEN/DINER
- TWO FEATURE CAST-IRON FIREPLACES
- USEFUL CELLAR STORAGE
- UPVC DOUBLE GLAZING/GAS CENTRAL HEATING














OUTSIDE
To the front of the property is a low stone wall enclosing a forecourt. Shared access leads to the rear lawned garden.

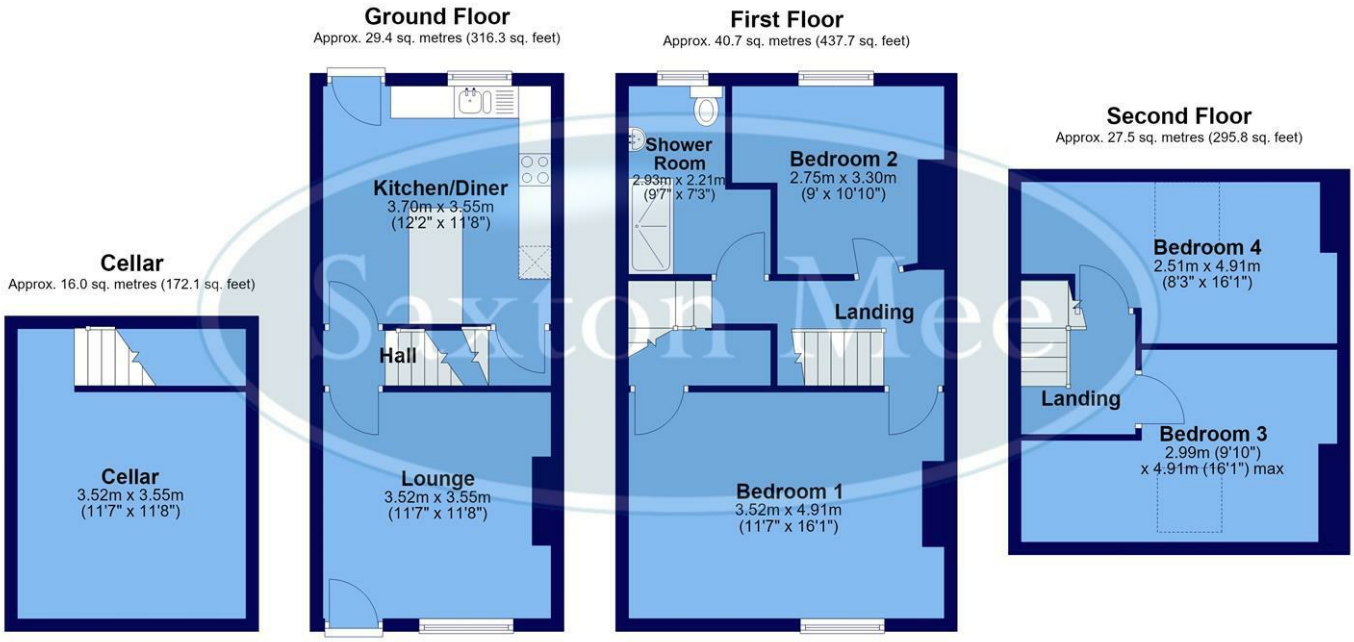
LOCATION
Crookes is an incredibly popular location that leads to the network of Sheffield University sites, which can be easily accessed within a short walk. Crookes has comprehensive shopping facilities and excellent local public houses. Broomhill, with its fashionable cafés, pubs, restaurants and shops, can be found within half a mile and Sheffield City Centre is approximately two miles east. Sheffield Royal Hallamshire Hospital, Children's Hospital and Weston Park are all within one and half miles making this an ideal spot for consultants, hospital workers, and University staff. Good school catchment including Lygate Infant/Primary and Tapton Secondary School.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band A.

VALUER
Greg Ashmore MNAEA

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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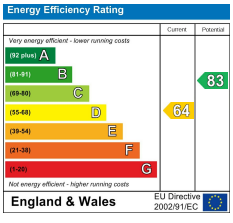


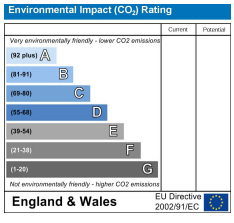
Total area: approx. 113.5 sq. metres (1221.9 sq. feet)

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

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