

Saxton Mee



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Duncan Road Crookes Sheffield S10 1SN
Offers In The Region Of £260,000



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Situated on this sought after tree lined street in the heart of Crookes, Sheffield 10 is this much larger than average three bedroom terrace property which enjoys a lovely rear garden and benefits from gas central heating, uPVC double glazed windows and accommodation extending over the passageway.

Located within the popular residential area of Crookes with an abundance of amenities, excellent transport links as well as easy access into the city centre.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: entrance into the lounge with coving to ceiling and a feature fireplace, which is the focal point of the room. A door then opens into the kitchen which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine and dishwasher and space for a fridge freezer. There is also a useful under stair storage cupboard and a rear entrance door.

From the kitchen, a door opens to a staircase rising to the first floor landing with access into the three bedrooms and the bathroom. The principal double bedroom is to the front aspect. Double bedroom two is to the rear. Bedroom three is to the front aspect. The stylish bathroom has a modern three piece suite including bath with overhead shower, WC and wash basin.

From the landing, access via a pull down ladder to the loft ideal for storage or occasional use.

- MUCH LARGER THAN AVERAGE
- THREE BEDROOMS
- LOUNGE WITH FEATURE FIREPLACE
- KITCHEN
- STYLISH BATHROOM
- LARGE ATTIC ROOM
- REAR GARDEN
- AMENITIES, TRANSPORT LINKS & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS
- FREEHOLD





OUTSIDE

To the front is a courtyard enclosed by a low stone wall. Access through the passageway leads to the rear garden with lawn and seating area, brick built store ideal for the storage of garden furniture and tools etc.

LOCATION

Duncan Road is a popular 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.



Total area: approx. 99.9 sq. metres (1075.3 sq. feet)
16 duncan road, Sheffield

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
www.saxtonmee.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-101 A		Very environmentally friendly - lower CO ₂ emissions 92-101 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
65	78		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	