

18 Newent Lane, Crookes, Sheffield, S10 1HD  
£215,000

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# 18 Newent Lane, Crookes, Sheffield, S10 1HD

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## Council Tax Band: A

A spacious and well presented two bedroom mid terraced home which is located in the heart of Crookes. Perfect for first time buyers or landlords, the property is situated within close proximity to a wealth of shops, cafes and amenities along with regular transport links giving easy access to the universities, hospitals, the city centre and the Peak District. With good sized rooms, an outdoor shed and a pleasant courtyard style garden to the rear to name a few highlights, the property has upvc double glazing and gas central heating throughout and in brief comprises; lounge, inner hall and dining kitchen. To the first floor there is a landing area, a spacious master bedroom, a single sized bedroom and a bathroom. Outside, a shared passage leads to the rear courtyard garden. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Freehold tenure, council tax band A.

### Lounge

Access to the property is gained through a front facing upvc entrance door which leads directly into the lounge. A bright and spacious room, there is a front facing upvc double glazed window, a radiator and a gas fire with surround. A door leads to the inner hall.

### Inner Hall

Having a staircase rising to the first floor and doors connecting the lounge and dining kitchen.

### Dining Kitchen

Having fitted wall and base units with a laminate worksurface incorporating a stainless steel sink and drainer unit, and a gas hob with extractor above. With an integrated electric oven (installed 2024), an integrated fridge and freezer (installed 2023) and a washer dryer, space for a

dining table and chairs, a radiator, tiled flooring, a rear facing upvc double glazed window and a rear facing door leading to the outside. The Worcester Bosch combi boiler is located in this room and there is a useful storage area too.

### First Floor Landing Area

A staircase ascends from the inner hall and leads to the first floor landing area, which has doors leading to all rooms on this level.

### Master Bedroom

A spacious master bedroom which has a front facing upvc double glazed window, a radiator and high ceilings.

### Bedroom Two

The second bedroom is a single sized room which has a rear facing upvc double glazed window, a radiator and high ceilings. A loft hatch leads to the roof space.

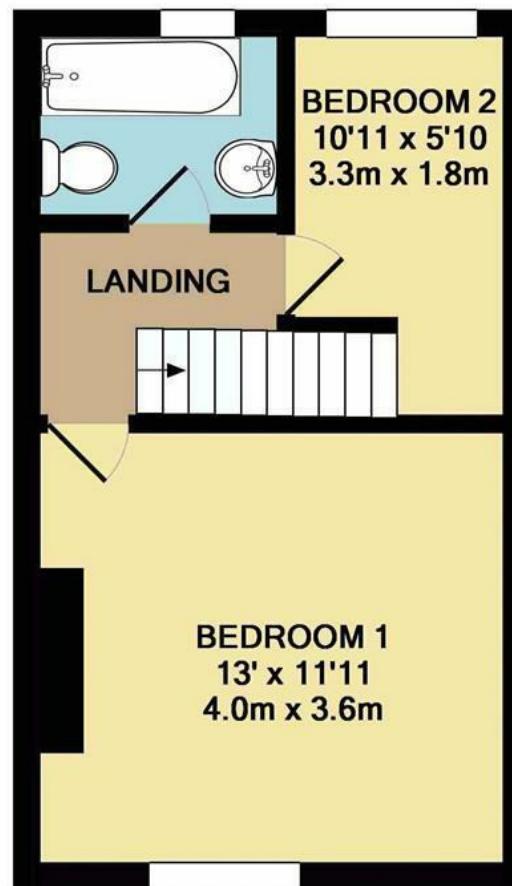
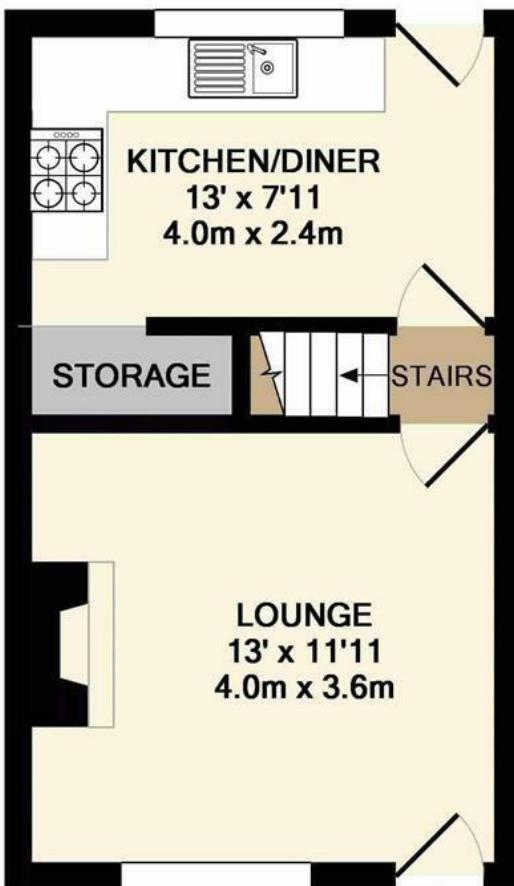
### Bathroom

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With panelled tiling to the walls, a chrome towel radiator and a rear facing upvc double glazed window.

### Outside

A shared passage leads to the rear where there is an outdoor shed and courtyard style garden with ample space for seating.





GROUND FLOOR  
APPROX. FLOOR  
AREA 287 SQ.FT.  
(26.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 287 SQ.FT.  
(26.6 SQ.M.)

18 NEWENT LANE  
TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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