



Western Road Crookes Sheffield S10 1LB
Guide Price £265,000

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GUIDE PRICE £265,000-£280,000 ** OFF ROAD PARKING AND GARAGE ** Situated on this popular tree lined street in the heart of Crookes is this generously proportioned, three bedroom modern townhouse with a large garage/workshop and private garden to the rear. The property benefits from uPVC double glazing and gas fired central heating. Briefly, the accommodation comprises: Entrance hallway with an internal door leading into the integral garage and workshop with plumbing for a washing machine. A staircase leads to the ground floor living space having a bright and spacious lounge/diner to the front with a large front facing uPVC window. To the rear is a modern fitted kitchen with a range of units at wall, drawer and base level with a complimentary work surface above. Integrated dishwasher, oven and hob above, extractor hood and built in fridge. First floor: Master bedroom to the front with fitted wardrobes. Two good sized single bedrooms to the rear and a family bathroom with tiling to the walls, bath and shower above, wash hand basin and W.C. Loft space ideal for storage.

- FREEHOLD
- GARAGE AND PARKING
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- CLOSE TO THE UNIVERSITIES AND HOSPITALS
- EXCELLENT SCHOOL CATCHMENT
- REGULAR TRANSPORT LINKS





OUTSIDE

To the front is a driveway providing ample off street parking and leading to the integral garage and front facing entrance door. To the rear is a fully enclosed, low maintenance and private garden with fencing to the borders and flag stone patio.

LOCATION

Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Good regular public transport links. Easy access to the universities and teaching hospitals. Well regarded local schools.

MATERIAL INFORMATION

Tenure: Freehold.

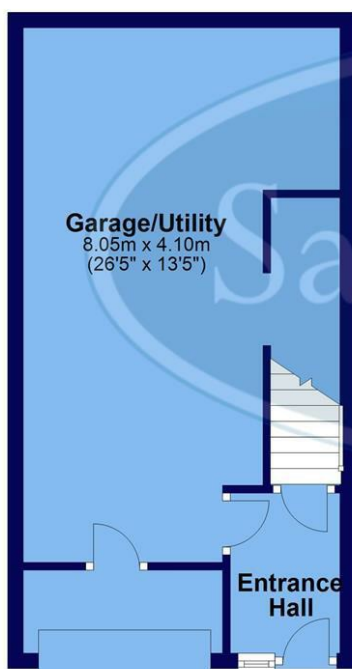
Council Tax: Band B.

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.



Lowest Ground Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



Ground Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 99.6 sq. metres (1072.4 sq. feet)

All measurements are approximate
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

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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		
	69	87
England & Wales		
EU Directive 2002/91/EC		