

Saxton Mee



Duncan Road Crookes Sheffield S10 1SN
Offers In Excess Of £235,000

Duncan Road

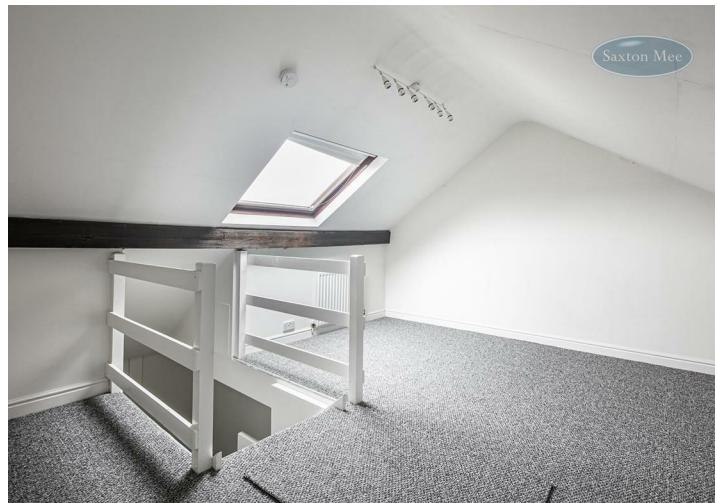
Sheffield S10 1SN

Offers In Excess Of £235,000

**** FREEHOLD ** NO CHAIN **** Situated on this sought after tree lined street in the heart of Crookes is this three double bedroom, two bathroom stone fronted mid-terrace. The property has recently been re-decorated throughout and benefits from new carpets, uPVC double glazing and gas fired central heating throughout. Briefly, the living accommodation comprises: Lounge to the front. Fitted modern kitchen to the rear with a range of modern wall, drawer and base units with complimentary work surface above incorporating the sink and drainer. Space for a cooker, washing machine and fridge/freezer. First floor: Two double bedrooms, the master benefitting from an en-suite shower room. Family bathroom with bath and shower over, wash hand basin and low level W.C. A further staircase rises to the third attic double bedroom.

- THREE GOOD SIZED BEDROOMS
- TWO BATHROOMS
- CLOSE TO THE HIGH STREET
- STONE FRONDED MID TERRACE
- FREEHOLD
- NO ONWARD CHAIN





OUTSIDE

To the rear is a low maintenance rear garden with timber deck and brick built outdoor store.

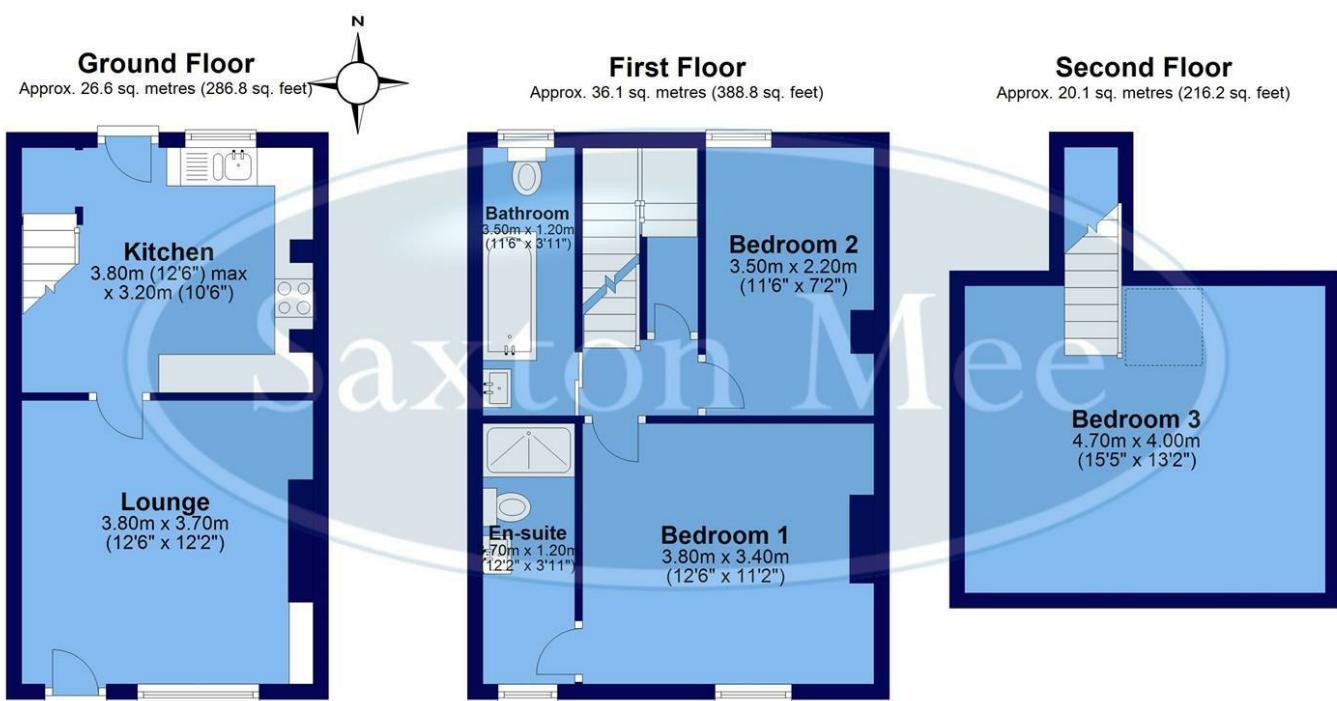
LOCATION

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: A.



Total area: approx. 82.9 sq. metres (891.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

**Crookes
Hillsborough
Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	