

Saxton Mee



Midfield Road Crookes Sheffield S10 1SU

Price Guide £190,000

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PRICE GUIDE £190,000 -£200,000 Situated in this sought after residential street in Crookes is this well presented, two bedroom mid-terrace, ideal for a first time buyer or investor landlord alike. The property benefits from a garden room extension to the rear, upVC double glazing and gas fired central heating. Briefly, the living accommodation comprises: entrance lobby with stairs rising to the first floor. Lounge to the front with feature fireplace. A door leads into the kitchen which enjoys a range of fitted units, built in oven with hob and extractor as well as a built in microwave and dishwasher. Space for a washing machine and fridge. Useful pantry ideal for further kitchen storage. In turn, is the garden room/sun lounge leading onto the private rear garden. First floor: two double bedrooms and a separate shower room having a full suite of shower enclosure, wash basin, W.C and towel radiator. Loft space ideal for storage.

- TWO BEDROOMS
- GARDEN ROOM
- PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION
- EARLY VIEWING ADVISED





OUTSIDE

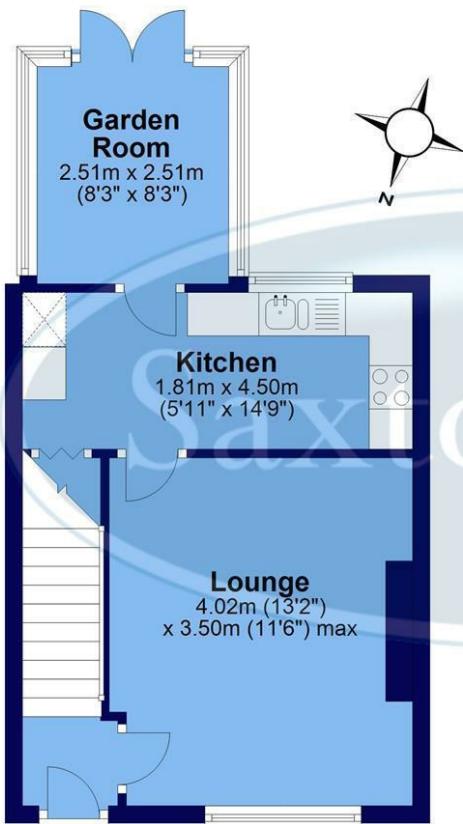
To the front is a mature garden with a range of plants and shrubbery, steps lead to the front door. To the rear is an enclosed garden with no neighbouring access ideal for both pets and children with lawn, garden shed and seating area. A gate to the rear

LOCATION

Situated in this extremely popular area of Crookes with excellent local amenities including Co-op and Sainsbury's Supermarkets, butchers, bakers, greengrocers, beauty salons, takeaways, cafes and public houses. Good regular public transport links. Easy

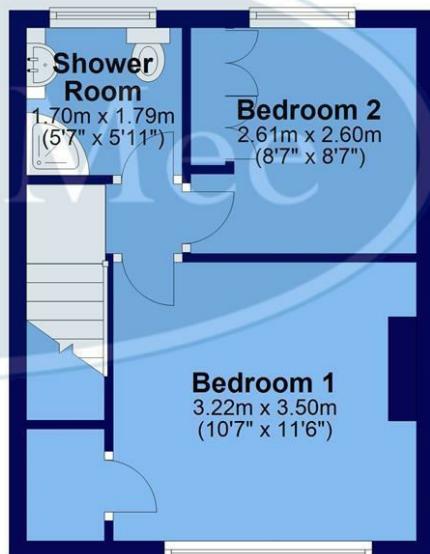
Ground Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



First Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



Total area: approx. 59.1 sq. metres (635.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

**Crookes
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Stocksbridge**

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	88
(81-91)		B	68
(69-80)		C	
(55-68)		D	
(38-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	