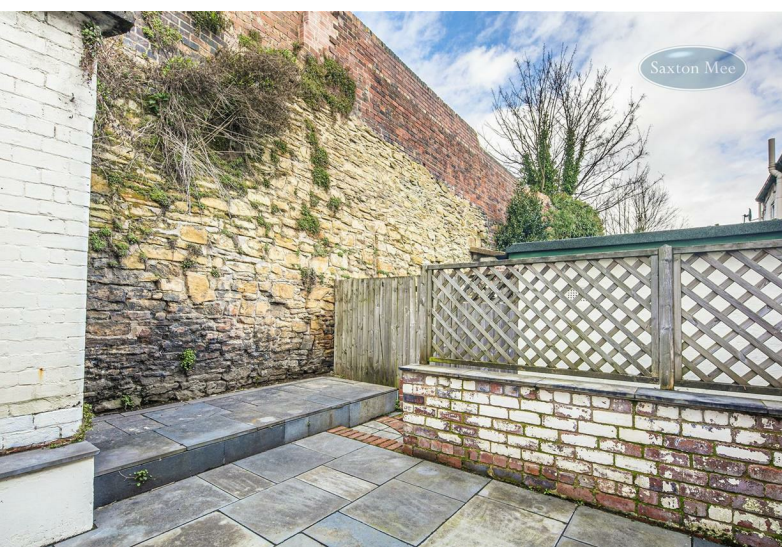




Oxford Street Crookesmoor Sheffield S6 3FG
Guide Price £160,000

Oxford Street

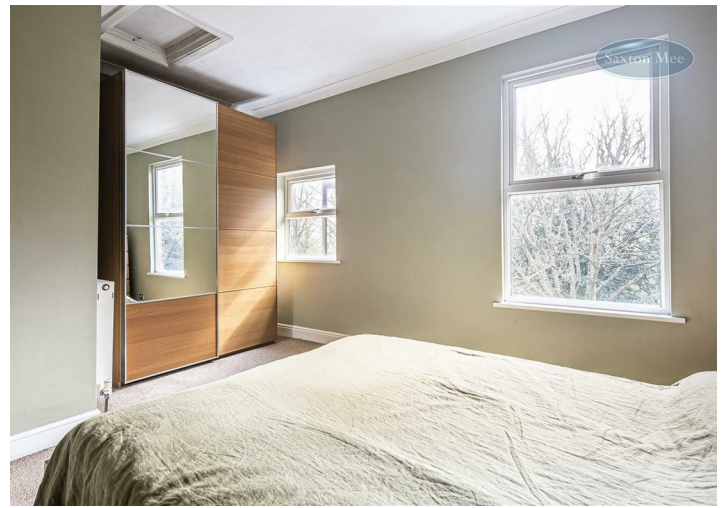
Sheffield S6 3FG

Guide Price £160,000

GUIDE PRICE £160,000-£170,000 ** NO CHAIN ** Situated in this extremely convenient location with views across the Ponderosa and Crookes Valley Park is this well presented, two double bedroom mid-terrace having a private rear garden with no neighbouring access across. The property has uPVC double glazing and gas fired central heating throughout. Briefly, the accommodation comprises: Lounge to the front with chimney breast and log burning stove with recessed alcoves. To the rear is an extended breakfasting kitchen with a range of modern wall, drawer and base units. Space for a washing machine and fridge/freezer. Integrated oven and gas hob above with extractor. Understairs store. Basement/small workshop ideal for storage with external access from the passage. Upstairs on the first floor are two good sized bedrooms and a modern family bathroom with W.C, wash hand basin, bath and shower above. Loft space ideal for storage.

- TWO GOOD SIZED BEDROOMS
- NO CHAIN
- MODERN KITCHEN AND BATHROOM
- DELIGHTFUL LOUNGE WITH LOG BURNER
- CLOSE TO THE CITY CENTRE
- EARLY VIEWING ADVISED





OUTSIDE

To the rear is a fully enclosed, private garden with Indian stone flag patio and fencing to the borders. Stone storage shed.

LOCATION

Situated on this sought after tree lined street opposite the popular Crookes Valley Park and Ponderosa, offering vast outdoor space for the homeowner to enjoy. Walking distance to the Universities and teaching hospitals. A variety of amenities can be found in Crookesmoor on Barber Road and furthermore in Crookes. Well regarded local schools. Excellent transport links and within easy reach of Sheffield train station.

MATERIAL INFORMATION

Tenure: Leasehold.

Ground Rent: £3 P.A.

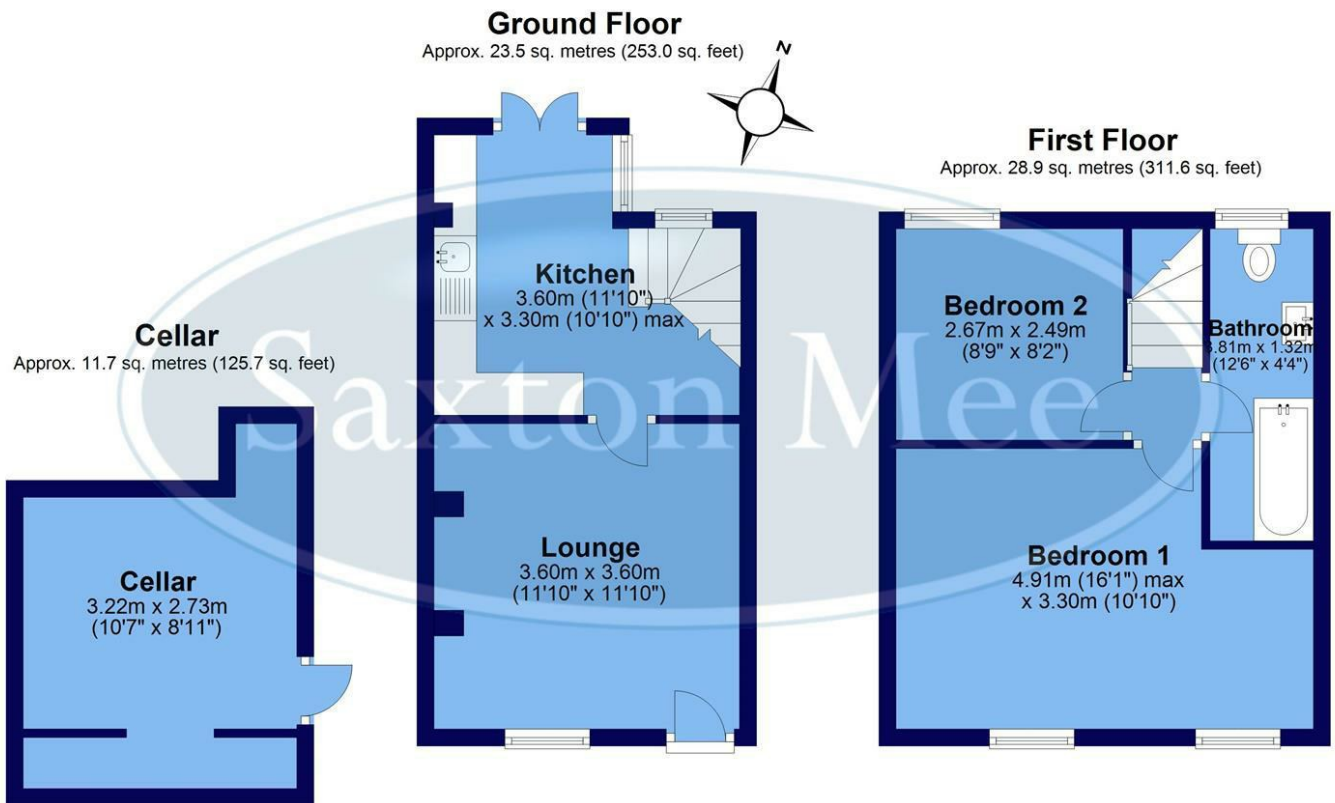
Lease Length: 800 years from 25/3/1886.

Council Tax: Band A.

VALUER

Lewis T. Hughes MNAEA

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. 64.1 sq. metres (690.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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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		
	68	89
England & Wales		
EU Directive 2002/91/EC		