Saxton Mee







Forres Road Sheffield S10 1WD
Offers Around £200,000

St Luke's Sheffield's Hospice

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CHAIN FREEFREEHOLD**PRIVATE GARDEN TO REAR** In need of a scheme of modernising, this stone fronted, two/three bedroom end of terrace house is located on a popular road within the sought after area of Crookes S10. Available with no onward chain, the property benefits from gas central heating, double glazed windows, and a small private south facing garden. Ideal for a first time buyer who would like to renovate a property in their own style. Briefly the accommodation includes a bay windowed lounge, a kitchen diner, two bedrooms on the first floor, a bathroom, and an attic style bedroom.

- NO ONWARD CHAIN
- IN NEED OF MODERNISING
- SOUGHT AFTER LOCATION
- PRIVATE GARDEN TO REAR
- STONE FRONTED END TERRACE
- TWO/THREE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS














OUTSIDE
The property is set back from the pavement by way of a stone walled small garden area. To the rear there is a raised south facing private garden that has no through access from neighbouring properties which has a paved patio and beds for planting.

LOCATION
Crookes is an incredibly popular location that leads to the network of Sheffield University sites, which can be easily accessed within a short walk. Crookes has comprehensive shopping facilities and excellent local public houses. Broomhill, with its fashionable cafés, pubs, restaurants and shops, can be found within half a mile and Sheffield City Centre is approximately two miles east. Sheffield Royal Hallamshire Hospital, Children's Hospital and Weston Park are all within one and half miles making this an ideal spot for consultants, hospital workers, and University staff.

MATERIAL INFORMATION
The property is Freehold
The property is currently Council Tax Band B.

VALUER
Chris Spooner 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.

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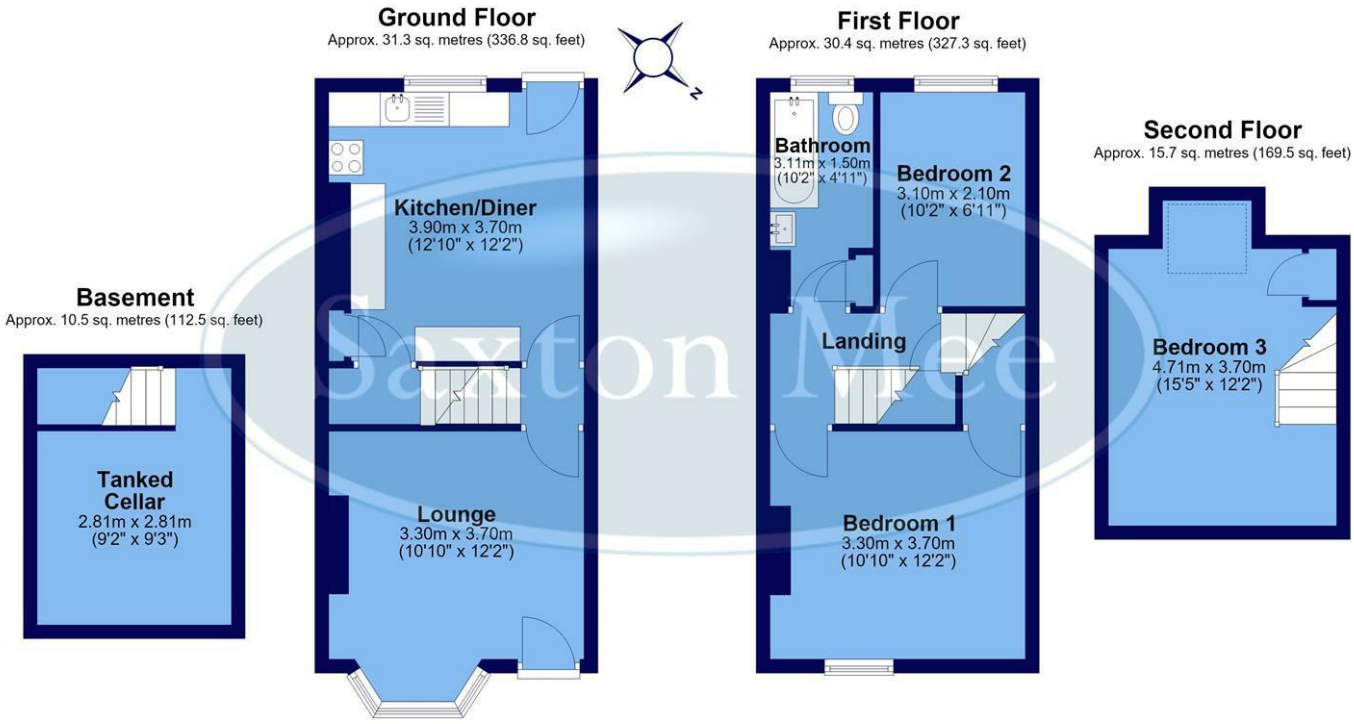

Total area: approx. 87.9 sq. metres (946.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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