

111 Bradley Street, Crookes, Sheffield S10 1PA



A modern and stylish three bedroom mid terraced home which is located on this popular street in the heart of Crookes! Perfect for first time buyers, the property has been modernised by the current vendors throughout and enjoys bright, spacious rooms including a stunning attic bedroom. Situated close to bus routes giving easy access to the Universities, Hospitals and City centre, there are a wealth of shops, cafes, bars and amenities in nearby Crookes, Walkley and Commonsides. Having double glazing and gas central heating, a pleasant patio garden to the rear, modern styled kitchen and bathroom fittings and a larger than average attic bedroom to name a few highlights. In brief, the property comprises; Lounge with feature fireplace, inner hallway and a dining kitchen with cellar access, which offers excellent storage options. To the first floor there is a landing, two spacious bedrooms and a bathroom. To the second floor there is an attic bedroom which enjoys a dual aspect outlook and has eaves storage. A shared passageway leads to the rear where there is a patio garden area with surrounding fencing. A viewing is essential – Contact Archers Estates to book your appointment!

- **STONE FRONTED MID TERRACE**
- **IDEAL FOR FIRST TIME BUYERS**
- **CLOSE TO SHOPS AND CAFES**

- **THREE BEDROOMS**
- **POPULAR STREET IN CROOKES**
- **EASY ACCESS TO UNI/HOSPITALS**

- **MODERN AND TASTEFUL**
- **LARGE ATTIC BEDROOM**
- **PATIO GARDEN TO REAR**

£215,000



GROUND FLOOR ACCOMMODATION

LOUNGE (11'2" X 11'5")

Access to the property is gained through a front facing wooden entrance door which leads to the lounge. A bright, spacious and welcoming room, the lounge has a front facing double glazed window overlooking the street, laminate flooring, a radiator and feature cast iron fireplace with tiled hearth. A door leads to the inner hallway.

INNER HALLWAY

Having a staircase rising to the first floor and doors leading to the lounge and dining kitchen.

DINING KITCHEN (12'10" X 11'5")

A modern and stylish dining kitchen which has a range of fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit and tiled splashbacks to the walls. Having space for appliances including a range cooker and washing machine, space for a dining table and chairs, a radiator, laminate flooring, a rear facing double glazed window and rear facing pvc entrance door. A further door leads to the cellar head area.

CELLAR HEAD

Having space for the fridge freezer and steps descending to the cellar, which houses the meters and provides ample storage space.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING AREA

A staircase ascends from the ground floor and leads to the first floor landing area, which has a wooden banister rail and further staircase rising to the second floor accommodation.

BEDROOM TWO (11'2" X 11'5")

A spacious double sized room which has a front facing double glazed window, radiator and useful under stairs storage cupboard.

BEDROOM THREE (10'3" X 6'11")

A larger than average single sized room which has a rear facing double glazed window and a radiator.

BATHROOM

Having a modern suite comprising of a panelled bath with shower over, pedestal wash basin and low flush wc. With vinyl flooring, partially tiled walls, a chrome towel radiator and rear facing double glazed window.

SECOND FLOOR ACCOMMODATION

MASTER ATTIC BEDROOM (19'7" X 11'3")

A large, spacious bedroom which is bursting with natural light thanks to front and rear facing velux windows, creating a dual aspect layout. With stained solid wood flooring, two radiators, a wooden banister rail and eaves storage to two sides of the room.

OUTSIDE

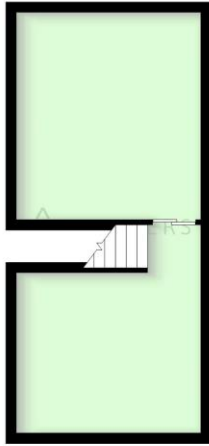
A shared passageway gains access to the rear of the property, where there is a patio garden with surrounding borders/shrubs and a fence for added privacy.

VIEWINGS

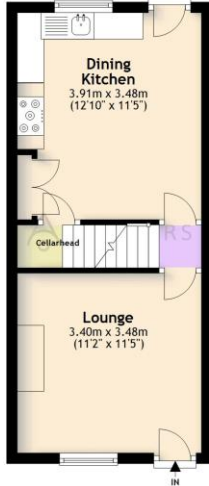
Viewings are strictly by appointment only. In order to book a viewing please contact Archers Estates on 01142683833 and we will be happy to organise this for you.



Cellar
Approx. 25.1 sq. metres (270.5 sq. feet)



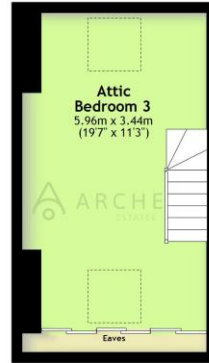
Ground Floor
Approx. 29.0 sq. metres (311.7 sq. feet)



First Floor
Approx. 28.9 sq. metres (311.5 sq. feet)



Second Floor
Approx. 22.1 sq. metres (237.5 sq. feet)



Total area: approx. 105.1 sq. metres (1131.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

EPC RATING D



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