



Cobden Terrace Crookes Sheffield S10 1HN
Price £265,000

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**** FULLY RENOVATED **** Saxton Mee are delighted to offer for sale with NO CHAIN this fabulous three bedroom mid-terrace located on this ever popular stretch of properties tucked away from the roadside, in the heart of Crookes. The property has undergone a full scheme of renovation to the highest standard including: New uPVC windows and entrance doors to the front and rear. Full re-wire. New combination boiler. High specification bathroom and kitchen with integrated appliances. Loft conversion to form a spacious third bedroom, complying with the latest building regulations. Re-plastered throughout and decorated to a modern, tasteful style. The property enjoys a large garden to the front, as well as off road parking, uPVC double glazing and gas fired central heating. Briefly, the living accommodation comprises: an entrance door opens into the well proportioned lounge with feature fireplace and a large front window filling the room with an abundance of natural light. Inner lobby. Superb kitchen/diner having a modern range of base and drawer units. Integrated oven with a four ring hob over. Useful cupboard space. Attractive flooring. Rear entrance door. Access to the cellar being of similar size to the lounge. From the inner lobby a staircase rises to the first floor: superb master bedroom enjoying the stunning views. Bedroom two. Well presented bathroom with a white three piece suite and comprising bath with overhead shower, WC and wash basin. Second floor: attic bedroom.

- FULLY RENOVATED
- LARGE GARDENS
- OFF ROAD PARKING
- NO CHAIN
- VIEWING ADVISED





OUTSIDE

To the front is ample off road parking and a long garden, mainly laid to lawn but enjoying patio seating areas and providing a delightful approach to the front of the property, which is very private and is set back from the road (Cobden View Road). Whilst to the rear of the property is a courtyard and access to the brick built store, formally the outdoor WC.

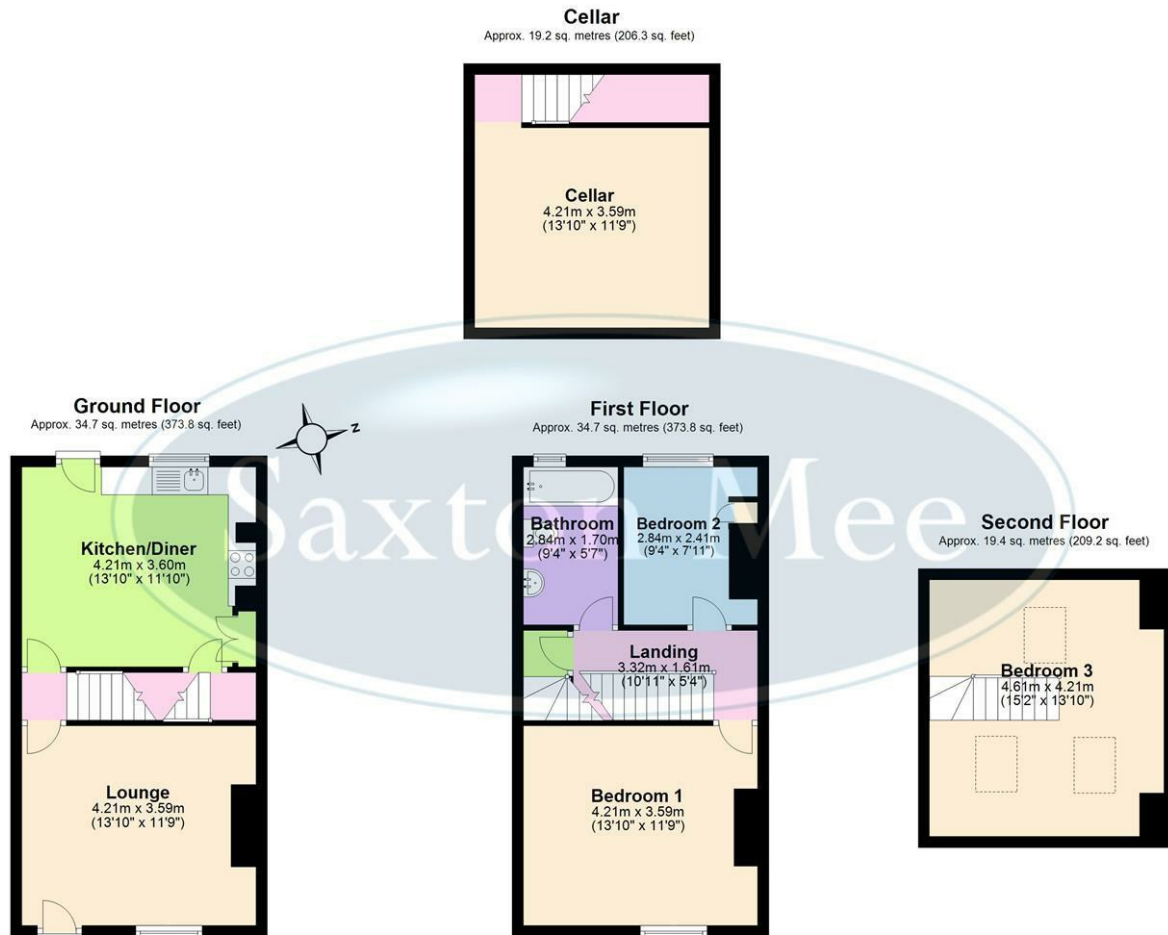
LOCATION

The property is situated in the extremely popular residential area of Crookes which boasts supermarkets, shops, post office chemist etc. Regular public transport. Easy access to Sheffield city centre, central Hospitals and Universities.

Valuer

Lewis 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. 108.1 sq. metres (1163.1 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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