



Heavygate Road Crookes Sheffield S10 1QD  
Offers Around £190,000

## Heavygate Road

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**\*\*FREEHOLD\*\*** Occupying a prominent position in the heart of the bustling residential suburb of Crookes is this immaculately presented, spacious three bedroom mid-terrace. The property enjoys gardens to both the front and rear, and benefits from uPVC double glazing as well as gas fired central heating throughout. Briefly, the living accommodation comprises: an entrance door opens into the well proportioned lounge benefiting from a large front window flooding the room with natural light, an electric fire is inset into the chimney breast. Separate kitchen/diner having a modern range of wall, base and drawer units. Space for oven with a stainless steel splash back and extractor above. Plumbing for a washing machine and space for fridge freezer. Upright modern radiator. Ample space for a dining table and chairs. Rear entrance door. First floor: three good size bedrooms, bedroom two benefiting from fitted wardrobes. Modern shower room in addition having a white suite and comprising shower, WC and wash basin.

- VIEWING ESSENTIAL
- IMMACUATELY PRESENTED ACCOMMODATION
- IDEAL FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- FRONT AND REAR GARDENS





**OUTSIDE**

To the front of the property is a paved garden with mature hedging giving privacy from the road. Whilst to the rear is a low maintenance, fully enclosed private garden with hardstanding and paving, space for a shed and washing line.

**LOCATION**

Heavygate Road is situated within the centre of the bustling Crookes community. Easy access to the hospitals and universities. Excellent local amenities and transport links close by. Reputable local schools for both primary and secondary students.

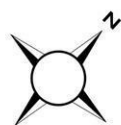
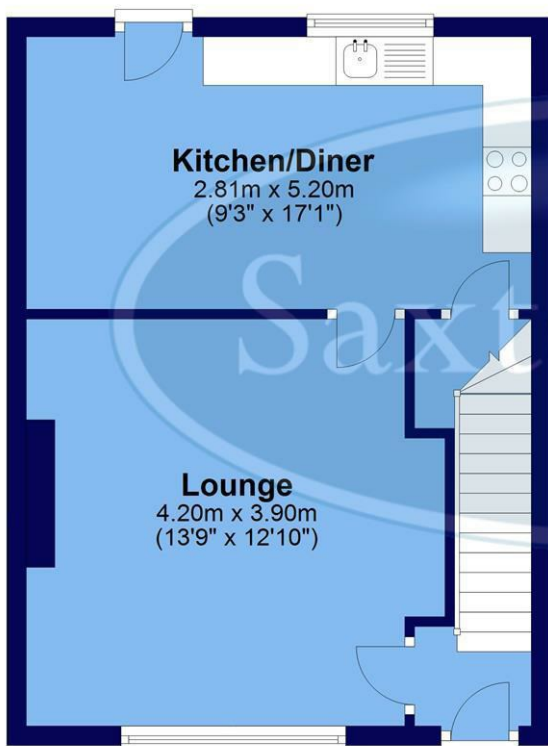
**VALUER**

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.

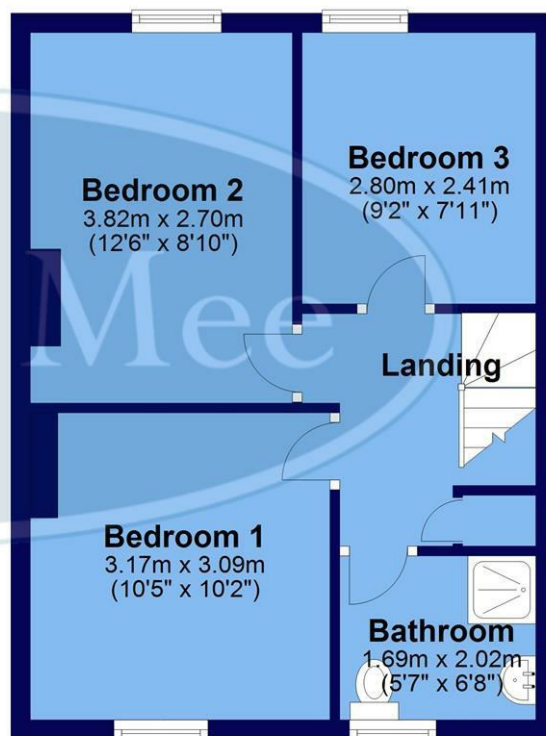
## Ground Floor

Approx. 36.6 sq. metres (394.3 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 73.5 sq. metres (791.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	66	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		