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Forres Road,
Crookes,
Sheffield,
S10 1WF



Standing proudly high above the city, tucked on the edge of the beloved Crookes: Forres Road.

This home has been lovingly maintained, featuring three generous reception rooms and an exquisite rear garden.





Time to explore.

Slightly north-west of the city centre, Forres Road is ideally perched between Crookes and Crosspool, making it a superb home for anyone seeking a charming city property without sacrificing a peaceful local atmosphere. It also affords you the excellent Crookes high street at your fingertips, boasting a range of delightful restaurants and lovely local businesses. Particular highlights include the greengrocers, the zero-waste supermarket, and the gorgeous florists. Crosspool expands the amenities on offer significantly, leaving you spoiled for choice. The area has a welcoming atmosphere with a range of community events such as the cherished Summer Fayre. Manchester Road affords you easy transport into the city for work or out to the majestic Peaks for leisure, making this a really versatile base of operations. It is even close to the delightful Bolehills Park and Lydgate Park, enjoying some of the greenest parts of Sheffield's inner city. With a detached garage and an extensive driveway, Forres Road is sure to impress.

Step inside your new home.

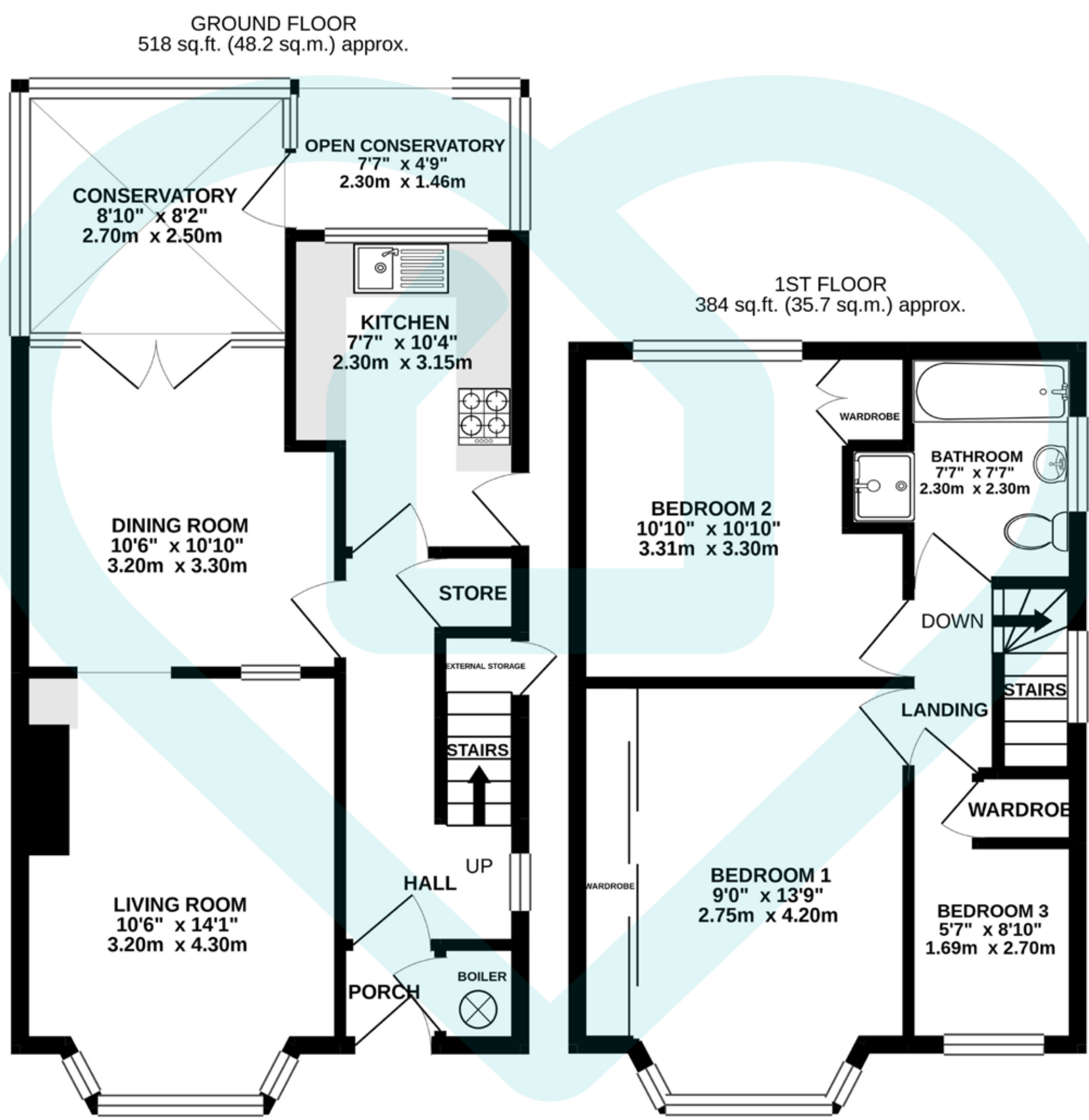
Arranged across two floors, Forres Road opens into a porch with the boiler to the right of the door and the hallway up ahead. The hall features practical internal and external storage under the stairs. To your left you enter the impressive dining room, afforded lovely dual aspect from the living room and conservatory in each direction. This elegant space includes hardwood floors and can accommodate a large dining set and a range of other furniture. The large living room overlooks the front of the property, encompassing a classic fireplace feature, a generous bay window, and ample room for comfy seating. This is an ideal spot for sharing afternoon tea with friends or simply relaxing in the evenings. The conservatory is a lovely space in two bright sections, one closed and one open, with a fantastic view over the rear garden. Both are ideal spaces for lounging depending on the time of year. One is an airy dining spot for the summer months, while the other is a cosy spot to curl up with a good book when the weather cools.

The garden is an enchanting, enclosed space with stone-flagged patio and myriad of beautiful plant life. There is plenty of space for external storage and a stunning floral archway connecting the two sections. Back inside, completing the ground floor is the kitchen. This is a smart space with generous worktop space, integrated appliances, and room for utilities for added functionality. Upstairs are three bedrooms and the family bathroom. Bedrooms 1 and 2 are a superb size with plenty of fitted storage and space for a double bed. Bedroom 3 is a snug single that would make an ideal dressing room or home office. The bathroom contains a generous four-piece suite, making this a really practical space.









TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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