

## 186 Stannington View Road, Crookes, Sheffield S10 1ST



A modern and stylish three double bedroom, two bathroom mid terraced property which is located on this quiet road in Crookes and enjoys stunning far reaching views to the rear! Perfect for first time buyers, families or landlords, the property enjoys spacious accommodation throughout and has been well maintained by the current owner. Located within close reach of a wealth of shops, cafes and amenities in Crookes and Crosspool, the property also benefits from easy access to the Universities and Hospitals thanks to regular bus routes nearby and is within the catchment area of Lydgate and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; Lounge, inner hallway, dining kitchen with modern fittings and cellar access, a rear lobby and a downstairs offshot bathroom. To the first floor there is a landing area and two double bedrooms, whilst to the second floor there is a spacious attic bedroom with an additional en-suite shower room. Outside, there is on road parking to the front and a small garden, whilst to the rear there is a patio garden with artificial lawn, surrounding wall/fencing and enjoys views across the countryside perfect for al-fresco dining in the summer evenings. Available with NO CHAIN, a viewing is highly recommended, call Archers Estates to book your appointment today!

- MID TERRACED HOME
- FAR REACHING VIEWS TO REAR
- EASY ACCESS TO UNI/HOSPITALS

- THREE DOUBLE BEDROOMS
- LYDGATE/TAPTON CATCHMENT
- NO CHAIN INVOLVED

- TWO BATHROOMS
- CLOSE TO SHOPS/AMENITIES
- SPACIOUS AND MODERN

**£260,000**



## **GROUND FLOOR ACCOMMODATION**

### **LOUNGE**

Access to the property is gained through a front facing composite entrance door which leads to the lounge, which is a bright and spacious room having a front facing upvc double glazed window, laminate flooring, radiator and a feature original style fireplace with gas fire. A door leads to the inner hallway.

### **INNER HALLWAY**

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

### **DINING KITCHEN**

A spacious and modern dining kitchen which has fitted wall and base units and a laminated work surface incorporating a stainless steel sink and drainer unit and having tiled splashbacks to the walls. There is space for a range cooker in the chimney breast and integrated appliances including an under counter fridge and dishwasher. With a radiator, rear facing upvc double glazed window, vinyl tile effect flooring, original style fitted cupboards, ample space for a dining table and chairs, a door leading to the cellar head and a further door leading to the rear lobby area.

### **REAR LOBBY**

Having a side facing pvc entrance door giving access to the rear garden area, vinyl flooring and space/plumbing for a washing machine. Doors lead to the dining kitchen and offshot bathroom.

### **BATHROOM**

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

## **FIRST FLOOR ACCOMMODATION**

### **FIRST FLOOR LANDING AREA**

A staircase ascends from the ground floor and leads to the first floor landing area, which has doors leading to all rooms on this level, a wooden banister rail and further staircase rising to the second floor accommodation.

### **BEDROOM TWO**

A spacious double sized room which has a front facing upvc double glazed window bringing much light to the room, a radiator and useful under stairs storage cupboard.

### **BEDROOM THREE**

The third bedroom is a sizeable double room which has a rear facing upvc double glazed window enjoying breathtaking views and a radiator.

## **SECOND FLOOR ACCOMMODATION**

### **ATTIC MASTER BEDROOM**

A staircase ascends from the first floor landing area and leads to the attic master bedroom which has a wooden banister rail, front and rear facing velux windows bringing much light into the room and enjoying views to the rear, two radiators and a door leading to the en-suite shower room.

### **EN-SUITE SHOWER ROOM**

A great addition to the property, having a suite comprising of a shower enclosure, pedestal wash basin and low flush wc. With vinyl flooring, tiling to the wet areas, a radiator and a sky tunnel for additional light.

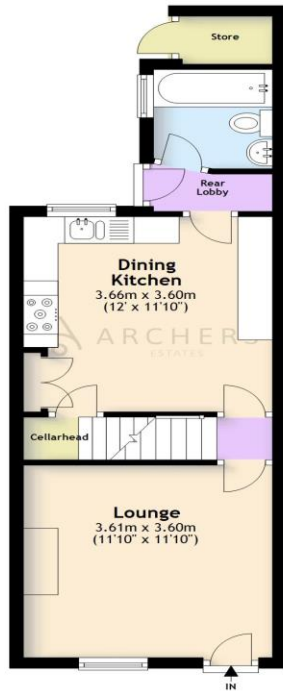
### **OUTSIDE**

To the front of the property there is a small garden area with hedge and stone wall and direct access to the entrance door. A shared passage gives access to the rear of the building, where there is a low maintenance garden having Indian stone patio over two levels and an artificial lawn. With space for seating and enjoying incredible views towards the peak district, this is the perfect setting for evening dining! There is also an additional brick built outbuilding for storage purposes and permit free parking is available on the road in front.

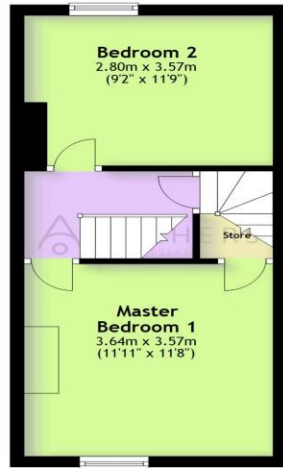




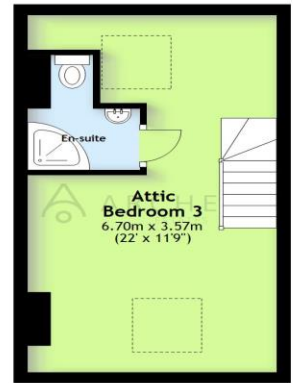
**Ground Floor**  
Approx. 35.8 sq. metres (385.5 sq. feet)



**First Floor**  
Approx. 29.6 sq. metres (318.7 sq. feet)



**Second Floor**  
Approx. 24.1 sq. metres (259.7 sq. feet)



**Cellar**  
Approx. 13.9 sq. metres (149.5 sq. feet)



**Total area: approx. 103.4 sq. metres (1113.4 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.

**186 Stannington View Road, Sheffield**

**EPC RATING D**



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