

## 15 Elgin Street, Crookes, Sheffield S10 1UQ



A modern and spacious three bedroom mid terraced home which is located on this quiet road in the heart of Crookes. Perfect for first time buyers or families, the property enjoys good sized rooms throughout and is situated within close proximity of local shops, cafes and amenities in Crookes, Crosspool and Broomhill, is within the catchment area of Lydgate and Tapton schools and benefits from easy access to the Universities and Hospitals thanks to regular transport links nearby. Highlights include modern styled kitchen and bathroom fittings, a log burner in the lounge, large attic bedroom and a contemporary style patio garden to the rear. With double glazing and gas central heating, the property in brief comprises; lounge with log burner, inner hallway, dining room with cellar access and an open offshot kitchen with high ceiling. To the first floor there is a landing area, two spacious bedrooms and a bathroom. To the second floor there is a large bedroom with eaves access. Outside, there is an enclosed garden to the front with a shared passage giving access to the rear garden, which has a private patio area. A viewing is highly recommended to appreciate the accommodation on offer, call Archers Estates to book a viewing today!

- MID TERRACED HOME
- MODERN AND TASTEFUL
- EASY ACCESS TO UNI/HOSPITALS

- THREE BEDROOMS
- STYLISH PATIO TO REAR
- IDEAL FOR FIRST TIME BUYERS!

- SPACIOUS KITCHEN/DINING AREA
- CLOSE TO SHOPS/BUS ROUTES
- LARGE ATTIC BEDROOM

**£239,950**



## GROUND FLOOR ACCOMMODATION

### **LOUNGE**

Access to the property is gained through a front facing pvc entrance door which leads to the lounge. A bright and spacious room, having a front facing upvc double glazed window, laminate flooring, radiator and a feature log burner with granite hearth.

### **INNER HALLWAY**

Having laminate flooring, a radiator, doors leading to the lounge and dining room and a staircase rising to the first floor.

### **DINING ROOM**

A good sized room which has a rear facing upvc double glazed window, radiator, laminate flooring, door leading to the storage cupboard which has a trap door access to the cellar, and continued kitchen units. The room opens to the offshot kitchen area.

### **OFFSHOT KITCHEN AREA**

A spacious and imposing room, which has a high ceiling with side facing velux window and modern style fitted wall and base units with a laminated work surface incorporating a composite one and a half sink and drainer unit and electric hob with extractor above. There is space for an electric oven, washing machine and dishwasher, housing for the combi boiler, laminate flooring and a side facing pvc entrance door leading to the rear garden.

## FIRST FLOOR ACCOMMODATION

### **FIRST FLOOR LANDING AREA**

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

### **MASTER BEDROOM**

A bright and spacious master bedroom which has a front facing upvc double glazed window, radiator, laminate flooring and a useful walk in storage cupboard.

### **BEDROOM TWO**

A spacious single sized bedroom which has a rear facing upvc double glazed window, radiator and laminate flooring.

### **BATHROOM**

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

## SECOND FLOOR ACCOMMODATION

### **ATTIC BEDROOM THREE**

A staircase ascends from the first floor landing area and leads to the attic bedroom, which is a large double sized room having a rear facing velux window, a radiator and eaves storage.

### **OUTSIDE**

To the front of the property there is an enclosed patio garden which has a fence surrounding and direct access to the entrance door. A shared passage leads to the rear garden, which has a further enclosed courtyard garden with modern styled fencing and a patio area.

### **VIEWINGS**

Viewings are strictly by appointment only, contact Archers Estates to book your viewing today.

### **TENURE**

We have been informed the property is of FREEHOLD tenure.



### Cellar

Approx. 14.2 sq. metres (152.8 sq. feet)



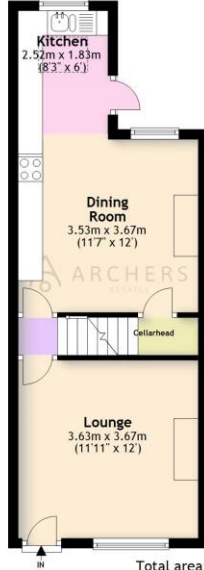
### First Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



### Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



### Second Floor

Approx. 21.3 sq. metres (229.3 sq. feet)



Total area: approx. 100.0 sq. metres (1076.0 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



# ARCHERS

ESTATES

Archers Estate Agents Ltd 41 Sandygate Road, Crosspool, Sheffield S10 5NG  
T: 0114 268 3833 E: [info@archersestates.co.uk](mailto:info@archersestates.co.uk) [www.archersestates.co.uk](http://www.archersestates.co.uk)  
Registered in England No. 5630937

