



we are  
morfittsmith

Slinn Street,  
Crookes,  
Sheffield,  
S10 1NZ





**Catch this beautifully renovated, traditional Crookes home while you can: Slinn Street.**

Beneath its charming, well-kept exterior is a particularly impressive and sophisticated 3-bed home with generous rooms, high ceilings, and modern décor throughout.







### **Time to explore.**

Slinn Street is a fantastic example of a 3-bed terrace home, tucked away in the beloved community of Crookes to the west of the city centre. Crookes is highly sought-after amongst Sheffield residents for various reasons, one of which is its diverse range of amenities. Whether you are looking for charming eateries or independent local businesses, the Crookes high street has got you covered. Particular highlights include the superb zero waste shop, a number of fantastic pubs, and two gorgeous florists. There are local allotments for anyone green-fingered and St Timothy's Community Hall, a venue which hosts fitness classes, baby groups, choir practice and much more, bringing a lovely inclusive atmosphere to the community. There are great transport links down to the city centre and the neighbouring Walkley offers even more attractions for you to enjoy. Crookes sits at a unique vantage point above the city, giving you peerless panoramic views that are bound to take your breath away. Crookes is also home to the majestic Bolehills Park, granting you stunning green outdoor space right on your doorstep.







## Step inside your new home.

You enter Slinn Street via a side door in the ginnel, with stairs leading to the first floor and reception rooms on either side of the hall. To the front is an immaculate living room with a deep bay window letting in lots of natural light. It has broad alcoves ideal for storage and plenty of space for comfy seating. The dining room is similarly generous in size, spanning the full width of the ground floor. It boasts attractive décor, abundant room for a large dining set, and access to the cellar for storage. At the back of the home is a stunning extended galley kitchen with two skylights bathing it in the best of the sun throughout the day. Featuring elegant worktops, modern appliances, and space for white goods, this is a very accommodating environment for meal preparation.

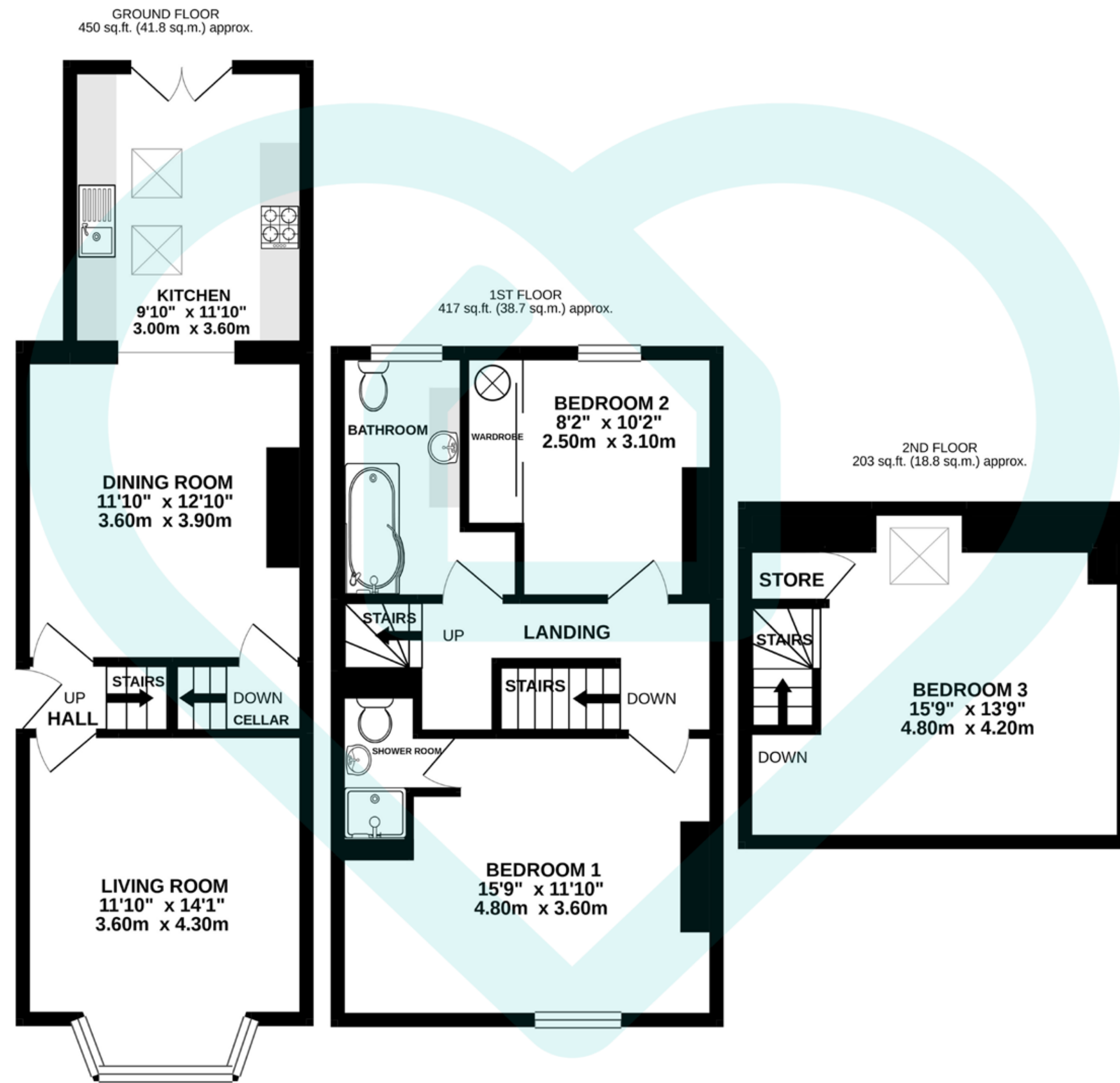
French doors take you out to the rear garden with steps leading to an extensive lawn, framed by fencing and luscious hedgerows for your peace and privacy. This is a superb space to relax in sunny weather, accessible via the alleyway for greater convenience. Back inside, the first floor stretches over the ginnel granting abundant space for the two bedrooms and the family bathroom that it encompasses. Bedroom 1 is especially vast, even featuring its own sleek en-suite shower room. The second bedroom is a little snugger with substantial fitted storage capacity making it an ideal space for an office or a growing teenager. The family bathroom is a pristine white three-piece suite, featuring a bath with a large shower area and generous fitted bathroom storage with attractive spotlighting. On the second floor you'll find bedroom 3, another generous double with a bright skylight and lots of space to add your own personality.











**TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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		
69-80	C		79   C
55-68	D		
39-54	E	50   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.





The MorfittSmith Building,  
67 Middlewood Road,  
Sheffield, S6 4GX



0114 232 1764



[www.morfittsmith.co.uk](http://www.morfittsmith.co.uk)



[sales@morfittsmith.co.uk](mailto:sales@morfittsmith.co.uk)



[lettings@morfittsmith.co.uk](mailto:lettings@morfittsmith.co.uk)



[newhomes@morfittsmith.co.uk](mailto:newhomes@morfittsmith.co.uk)



@morfittsmith



@morfittsmith



MorfittSmith Estate & Letting Agent



# morfittsmith



## sales | lettings | new homes

---