

88 Blakeney Road, Crookes, Sheffield S10 1FE



A bright, spacious and well presented two bedroom plus study room second floor flat which is located within this popular development in the heart of Crookes! Perfect for landlords or first time buyers, the property is conveniently located within metres of transport links giving easy access to the Universities, Hospitals and City Centre and an array of shops, cafes and local amenities. With double glazing and gas central heating, communal parking and communal grounds surrounding, the property in brief comprises; Secure communal lobby with staircase rising to the second floor accommodation, entrance hallway with storage cupboard, open plan lounge/dining room, kitchen with fitted wall and base units, two spacious bedrooms, a study/occasional room and a bathroom. AVAILABLE WITH NO CHAIN INVOLVED! A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your viewing today!

- SECOND FLOOR FLAT
- CONVENIENT LOCATION
- DOUBLE GLAZING/GAS CH

- TWO BEDROOMS
- EASY ACCESS TO UNI/HOSPITALS
- NO CHAIN INVOLVED

- ADDITIONAL STUDY ROOM
- IDEAL FOR FTB/LANDLORDS
- BRIGHT AND SPACIOUS

£150,000



GROUND FLOOR ACCOMMODATION

SECURE COMMUNAL ENTRANCE LOBBY

Access to the building is gained through a secure communal entrance door which has an intercom system. A staircase ascends to the second floor landing area.

SECOND FLOOR ACCOMMODATION

ENTRANCE HALLWAY

An entrance door leads to the hallway which has a useful storage cupboard, radiator and an intercom system. Doors lead to all rooms in the property.

OPEN PLAN LOUNGE/DINING ROOM

A bright and spacious room which enjoys a dual aspect layout with front and rear facing upvc double glazed bay windows and two radiators. With ample space for a seating and dining arrangement.

KITCHEN

Having fitted wall and base units with a laminated work surface incorporating a composite sink and drainer unit and electric hob with extractor above. There are tiled splashbacks to the walls, an integrated electric oven and space for a fridge freezer and washing machine. There is a front facing upvc double glazed window and vinyl flooring.

MASTER BEDROOM

A spacious double sized bedroom which has a front facing upvc double glazed window and a radiator.

BEDROOM TWO

A good sized single room which has an L-shaped layout, front facing upvc double glazed window and a radiator.

STUDY/OCCASIONAL ROOM

A great addition to the property, this versatile room could be used for a variety of purposes and has a rear facing single glazed window.

BATHROOM

Having a suite comprising of a panelled bath with shower over, pedestal wash basin and low flush wc. With tiling to the walls, a chrome towel radiator, vinyl flooring, a rear facing upvc double glazed window and a useful storage cupboard which houses the combi boiler.

OUTSIDE

The property is set within communal grounds including lawns and there is a large communal parking area on Blakeney Road.

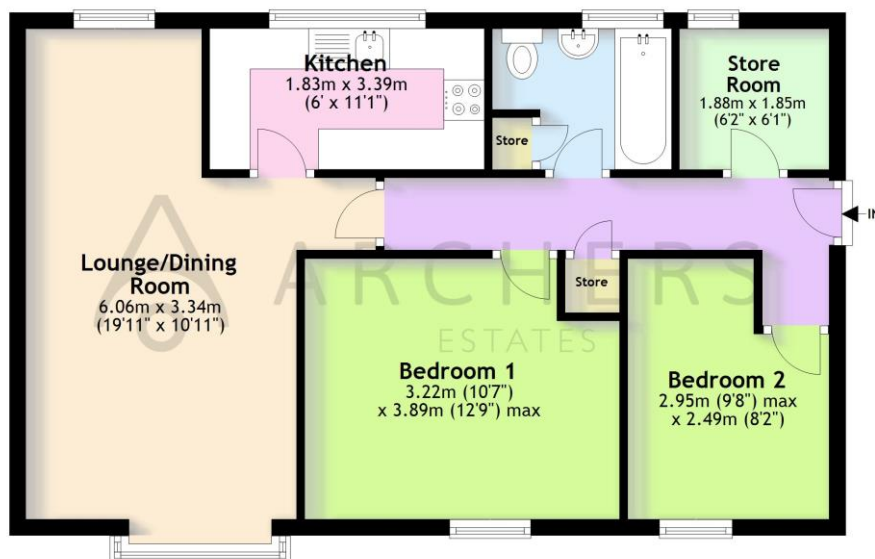
VIEWINGS

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



Top Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



Total area: approx. 60.5 sq. metres (651.3 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.

88 Blakeney Road, Sheffield

EPC RATING C



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