

Saxton Mee



80 Cobden View Road, Crookes, Sheffield, S10 1HS
Price guide £210,000 to £230,000

St Luke's
Sheffield's Hospice

80 Cobden View Road

Crookes

Price guide £210,000 to £230,000

PRICE GUIDE £210,000-£230,000 **IN NEED OF FULL MODERNISATION** Situated in the popular residential area of Crookes with all amenities close by is this ATTRACTIVE, STONE BUILT, THREE BEDROOM SEMI DETACHED PROPERTY. The property has partial double glazing. The accommodation briefly comprises: entrance door leading into the inner lobby, well proportioned dining room, off-shot kitchen in need of updating, well proportioned lounge with original deep skirting boards. Two cellars. First floor: bathroom with coloured suite in need of updating and three good sized bedrooms on two floors.

- IN NEED OF MODERNISATION
- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- POPULAR RESIDENTIAL AREA

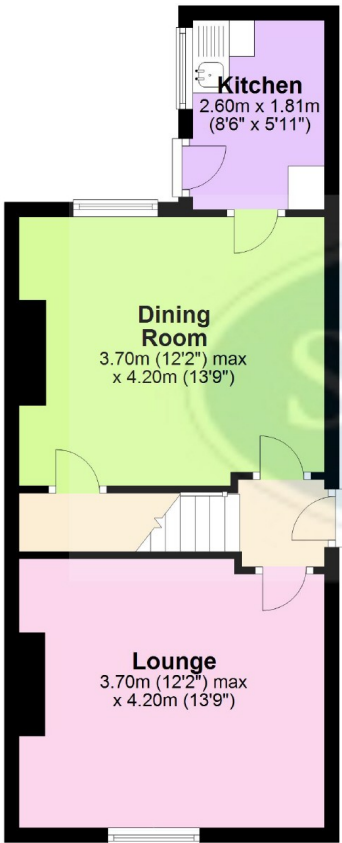




Outside: to the rear is a decked area beyond which is a good sized lawned garden. Former outhouse. The property is situated in the extremely popular residential area of Crookes which boasts supermarkets, shops, post office chemist etc. Regular public transport. Easy access to Sheffield city centre, central Hospitals and Universities. EPC rating E.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

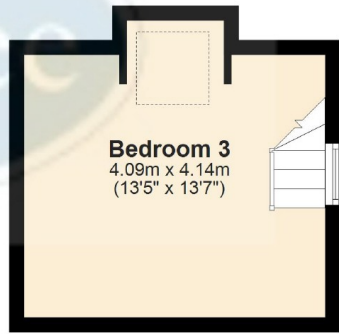
Approx. 40.2 sq. metres (432.4 sq. feet)



Approx. 35.3 sq. metres (379.7 sq. feet)



Approx. 15.6 sq. metres (168.1 sq. feet)



Total area: approx. 91.1 sq. metres (980.2 sq. feet)

**Crookes
Hillsborough
Stocksbridge**

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