

## 94 Flodden Street, Crookes, Sheffield S10 1HA



A modern styled and well presented two bedroom stone fronted mid terraced home which is located on this popular street in the heart of Crookes. Perfect for first time buyers or landlords, the property has been well maintained throughout and benefits from a superb location within metres of a wealth of shops, cafes and amenities in Crookes. Enjoying easy access to the Universities and Hospitals thanks to regular bus routes you could not wish for a more handy location! With upvc double glazing, gas central heating, spacious reception rooms to the ground floor and a pleasant rear garden to name a few highlights. The property in brief comprises; Bright and spacious Lounge, Dining Kitchen with integrated appliances and a staircase rising to the first floor which has a Landing area, two spacious Bedrooms and a Bathroom with modern suite. To the outside there is a good sized, low maintenance garden area with patio garden. A viewing is essential to appreciate the accommodation on offer. Available for sale with NO CHAIN INVOLVED!

- **STONE FRONTED MID TERRACE**
  - **NO CHAIN INVOLVED**
- **EASY ACCESS TO UNI/HOSPITALS**

- **TWO BEDROOMS**
- **PLEASANT REAR GARDEN**
- **CLOSE TO BUS ROUTES**

- **BRIGHT AND SPACIOUS**
- **WITHIN METRES OF AMENITIES**
- **IDEAL FOR FTB/LANDLORDS**

**Guide Price £165,000 to £170,000**

### **GROUND FLOOR ACCOMMODATION**

#### **LOUNGE (11'0" x 12'1")**

Accessed via the front facing composite entrance door, the Lounge is a bright and spacious room which has a front facing upvc double glazed window overlooking the street, laminate flooring and a radiator.

#### **DINING KITCHEN (11'11" x 12'1")**

A good sized Dining Kitchen which has fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit and a gas hob with extractor above. There are fitted appliances including a Bosch single electric oven, fridge, freezer and a washing machine. With tiled splashbacks to the walls, a radiator, ample space for a dining table and chairs, rear facing upvc double glazed window, rear facing pvc entrance door and a staircase rising to the first floor accommodation.

### **FIRST FLOOR ACCOMMODATION**

#### **FIRST FLOOR LANDING AREA**

A staircase ascends from the ground floor accommodation and leads to the first floor Landing area, which has doors leading to all rooms on this level.

#### **MASTER BEDROOM (11'0" x 12'1")**

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

#### **BEDROOM TWO (11'11" x 6'9" max)**

The second bedroom is a single sized room which has a rear facing upvc double glazed window and a radiator.

#### **BATHROOM**

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

### **OUTSIDE**

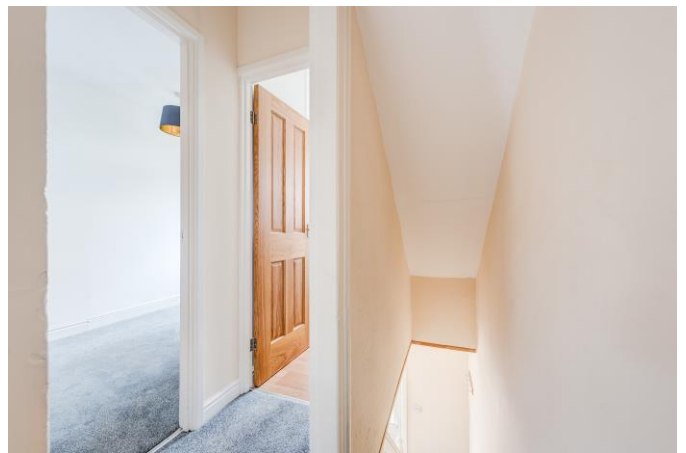
A shared passageway leads to the rear, where there is a low maintenance patio garden with surrounding fencing and a brick built outbuilding.

### **VIEWINGS**

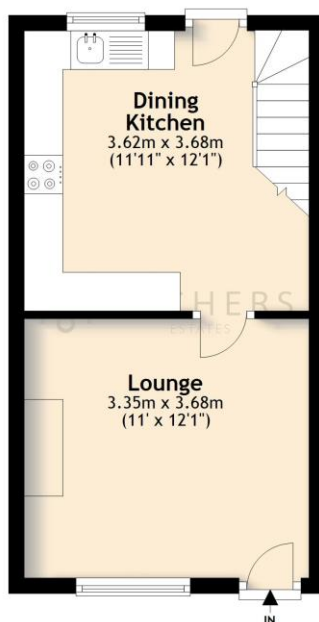
Viewings are strictly by appointment only. In order to book your viewing please contact Archers Estates on 0114 2683833 and we will be happy to organise and appointment for you.



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**Ground Floor**  
Approx. 26.0 sq. metres (280.0 sq. feet)



**First Floor**  
Approx. 26.0 sq. metres (280.0 sq. feet)

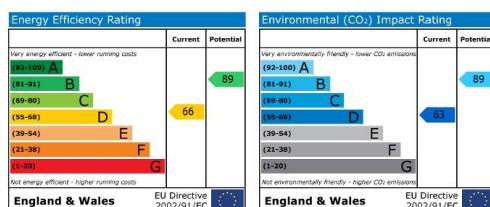


Total area: approx. 52.0 sq. metres (560.1 sq. feet)

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.

**94 Flodden Street, Sheffield**



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