

27 Marston Road, Crookes, Sheffield S10 1HG



A spacious, modern styled two bedroom stone fronted mid terraced home which is located on this popular road in the heart of Crookes! Positioned metres away from a wealth of shops, restaurants, amenities and bus routes giving easy access to the Universities and Hospitals, the property is ideal for first time buyers or landlords and is ready to move into. Enjoying modern features and fittings, an open plan ground floor layout including Utility area, pleasant rear garden, upvc double glazing and gas central heating throughout. In brief, the property comprises; Spacious Lounge which has a feature fireplace and opens to the Dining Kitchen, which has fitted wall and base units and a store room. There is a useful offshot Utility room to the rear. To the first floor there is a Landing area, two Bedrooms and a Shower room with modern fittings. Outside, there is a small garden with shrubs and a path leading to the entrance door and a shared passage gains access to the rear of the property, where there is a low maintenance patio garden with surrounding borders and access to the brick built outbuilding, perfect for additional storage. Available to the property with NO CHAIN INVOLVED!

- **STONE FRONTED MID TERRACE**
- **MODERN AND TASTEFUL**
- **NO CHAIN INVOLVED**

- **TWO BEDROOMS**
- **WITHIN METRES OF SHOPS**
- **OFFSHOT UTILITY ROOM**

- **OPEN PLAN LIVING**
- **EASY ACCESS TO UNI/HOSPITALS**
- **IDEAL FOR FTB/LANDLORDS**

£169,950



GROUND FLOOR ACCOMMODATION

LOUNGE (12'2" x 12'0")

Access to the property is gained through a front facing pvc entrance door which leads to the Lounge. Bright, spacious and welcoming, the Lounge has a large front facing upvc double glazed window, radiator and feature fireplace with tiled hearth and wood surround. The room opens to the Dining Kitchen.

DINING KITCHEN (10'6" x 9'2")

A modern and tastefully designed Kitchen which has fitted wall and base units with a laminated work surface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. With an integrated electric oven, tile effect flooring, a rear facing upvc double glazed window, tiled splashbacks to the walls, a radiator and useful pantry/storage cupboard. A staircase rises to the first floor accommodation and a door leads to the Utility room.

OFFSHOT UTILITY ROOM (6'9" x 5'7")

A great addition to the property, this useful room has fitted units including a larder unit, enclosing a Vaillant combi boiler, and a laminated work surface. With space for a washing machine and fridge freezer, rear facing upvc double glazed window, vinyl flooring, a radiator and side facing pvc entrance door leading to the rear garden.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING AREA

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

MASTER BEDROOM (11'3" x 12'0")

A spacious, double sized master bedroom which has a front facing upvc double glazed window which overlooks the street and a radiator.

BEDROOM TWO (11'5" x 4'11")

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

SHOWER ROOM

A modern and stylish shower room which has a suite comprising of a shower enclosure, pedestal wash basin and low flush wc. With a radiator, vinyl flooring, tiled walls and a rear facing upvc double glazed window.

OUTSIDE

To the front of the property there is a small garden area with a pathway leading to the entrance door surrounded by shrubs. A shared passage leads to the rear garden which has a patio garden with surrounding borders and a brick built outbuilding providing additional storage.

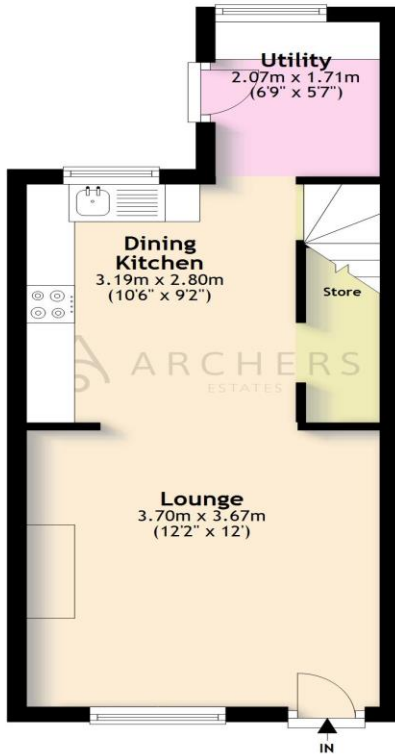
VIEWINGS

Viewings are strictly by appointment only. In order to book a viewing please call Archers Estates on 0114 2683833 to organise an appointment.



Ground Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



First Floor

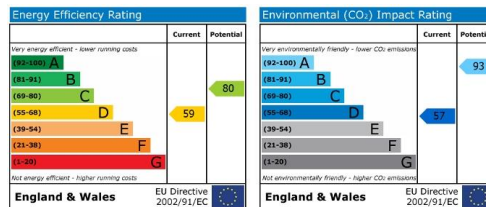
Approx. 25.6 sq. metres (276.1 sq. feet)



Total area: approx. 55.0 sq. metres (592.1 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.

27 Marston Road, Sheffield



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