

Saxton Mee



53 Forres Road, Crookes, Sheffield, S10 1WD
Price guide £225,000 to £235,000



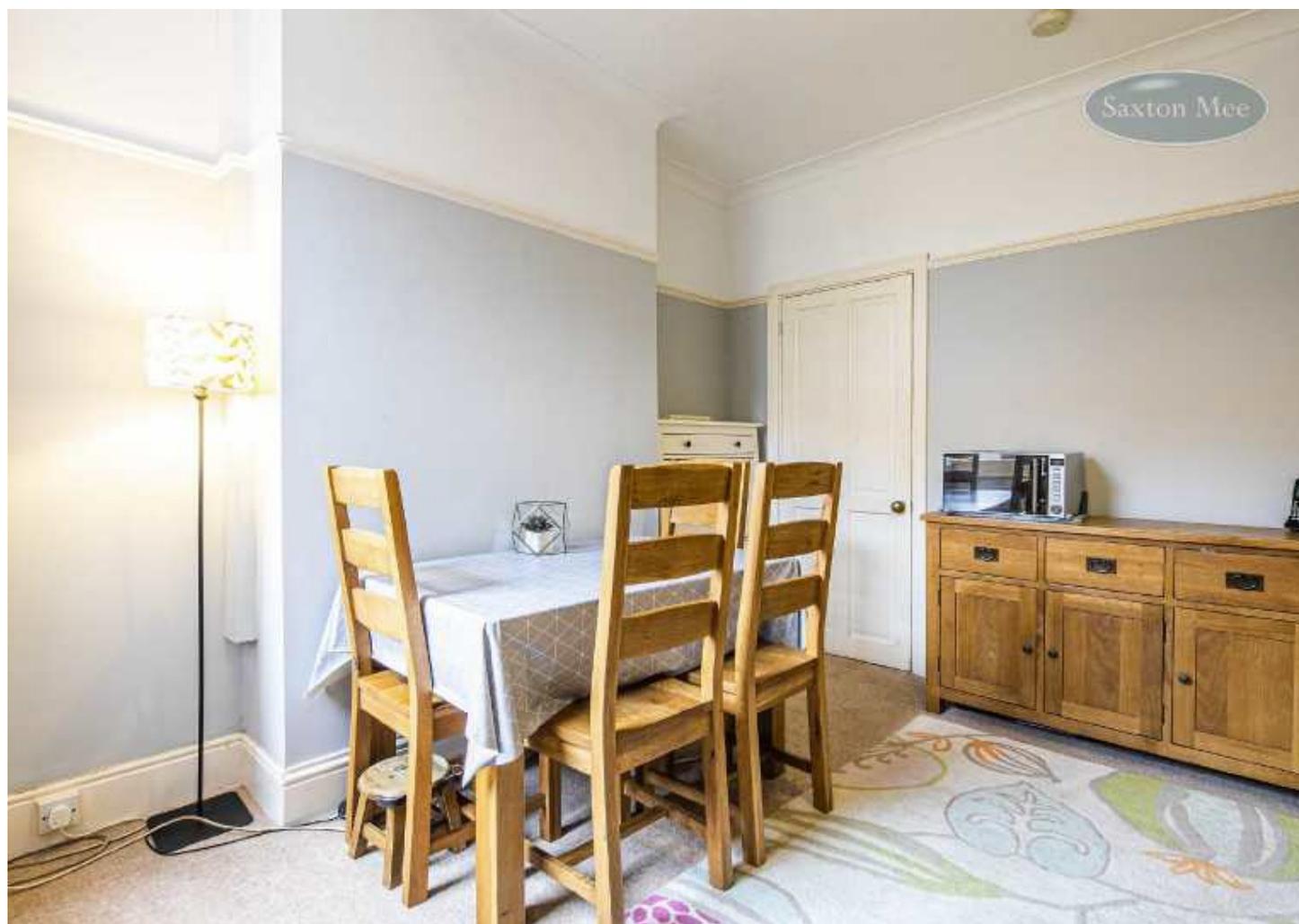
53 Forres Road

Crookes

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PRICE GUIDE £225,000-£235,000 ** VIEWING ESSENTIAL
** Ideal for a family is this much larger than average three bedroom end of terrace, with double off shot and extended kitchen, located on this popular tree lined road in the heart of Crookes. Benefiting from uPVC double glazing and gas central heating. In brief, the accommodation comprises: an entrance door opens into the lounge with bay window filling the room with natural light and an attractive fireplace. Access to the cellar being of similar size to the lounge. Separate dining room. Off shot kitchen having a modern range of wall, base and drawer units, space for fridge freezer, dishwasher and washing machine, integrated oven, four ring hob and extractor hood. First floor: two bedrooms and a family bathroom including bath with shower over, WC and wash basin. Second floor: attic bedroom.

- IDEAL FAMILY HOME
- VIEWING ESSENTIAL
- THREE BEDROOMS
- SPACIOUS ACCOMMODATION
- uPVC DOUBLE GLAZING





Outside: a low stone wall encloses the front forecourt setting the property back from the road. To the rear is an easily maintained garden.

Situated in this extremely popular location of Crookes, close to an array of amenities including butchers, florists, greengrocers, pubs and Supermarkets. Regular public transport. Close to Sheffield City Centre, Universities and Central hospitals. Catchment for Lydgate Junior School.

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.

Ground Floor

Approx. 38.4 sq. metres (412.8 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.6 sq. feet)



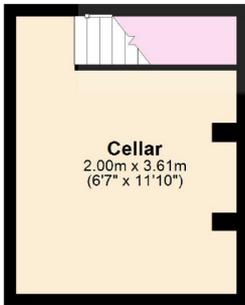
Second Floor

Approx. 20.0 sq. metres (215.2 sq. feet)



Cellar

Approx. 16.6 sq. metres (178.7 sq. feet)



Total area: approx. 109.6 sq. metres (1180.2 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
Plan produced using PlanUp.

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Stocksbridge

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www.saxtonmee.co.uk



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
41	70
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (35-100)	
B (15-34)	
C (10-14)	
D (5-9)	
E (1-4)	
F (1-2)	
G (1-2)	
Not environmentally friendly - higher CO ₂ emissions	
34	61
EU Directive 2002/91/EC	