

# Saxton Mee



**Cobden View Road Crookes Sheffield S10 1HS**  
**Price Guide £165,000**



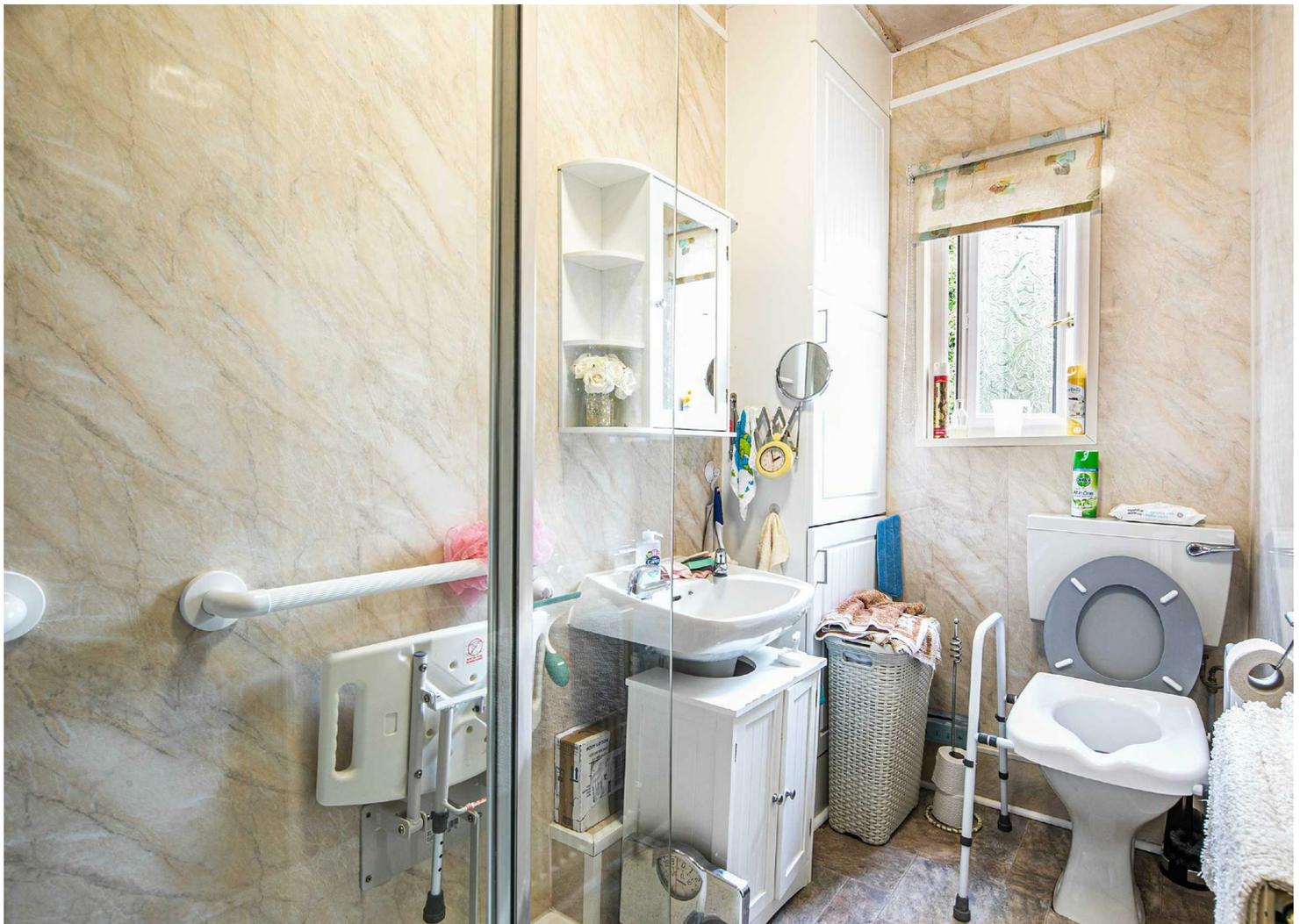
## Cobden View Road

Sheffield S10 1HS

**Price Guide £165,000**

PRICE GUIDE £165,000 - £175,000 Situated in the heart of Crookes on this highly sought after street is this three bedroom terrace property with no rights of access across the rear. The property benefits from uPVC double glazing and gas central heating. In brief, the accommodation comprises: a uPVC entrance door leads into the lounge with gas fire, inner lobby, kitchen/diner and cellar. First floor: two bedrooms and a shower room with walk in shower. Second floor: attic double bedroom three.

- POPULAR LOCATION
- EXCELLENT LOCAL AMENITIES
- NO RIGHTS OF ACCESS ACROSS THE REAR
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING





## **OUTSIDE**

A front garden with steps up to the front uPVC entrance door. A shared passageway gives access to the rear garden with brick boundary wall to one side.

## **LOCATION**

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.

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.



**Total area: approx. 79.6 sq. metres (856.7 sq. feet)**

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Plan produced using PlanUp.

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