

Saxton Mee



Duncan Road Crookes Sheffield S10 1SN
Price Guide £180,000

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PRICE GUIDE £180,000 - £185,000 ** FREEHOLD ** NO CHAIN ** Ideal for a first time buyer is this spacious and well presented mid-terrace located in the sought after and convenient area of Crookes. The property is available with immediate vacant possession and benefits from uPVC double glazing and gas central heating throughout. In brief, the accommodation comprises: Off shot kitchen with integrated oven, electric hob, space for a washing machine and fridge freezer. Dining room. Cellar head with access to the cellar ideal for storage. Lounge to the front. First floor: Two generously proportioned bedrooms, the master having an en-suite shower room and WC. A further modern shower room with wash basin and WC. There is scope to extend into the attic space (STPP) to convert into a three bedroom home.

- CONVENIENT LOCATION
- REGULAR PUBLIC TRANSPORT
- WELL PROPORTIONED ROOMS
- IDEAL FIRST HOME
- VIEWING ESSENTIAL
- NO ACCESS OVER THE REAR





OUTSIDE

To the front is a courtyard setting the property back from the road. Whilst to the rear is a private and enclosed courtyard with NO NEIGHBOURING RIGHTS OF ACCESS over the rear. Brick built store.

LOCATION

Located in this highly sought after location of Crookes within walking distance of restaurants, excellent local shops, banks, greengrocers etc. Excellent public transport. Easy access to Universities and Teaching Hospitals. Highly regarded local schools. Walking distance to the Bole Hills.

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.

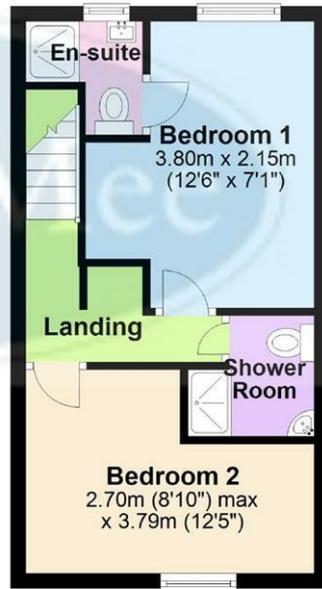
Ground Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.6 sq. feet)



Total area: approx. 60.5 sq. metres (651.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	88

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	67	87