



Arran Road Crookes Sheffield S10 1WQ  
Price Guide £280,000

## Arran Road

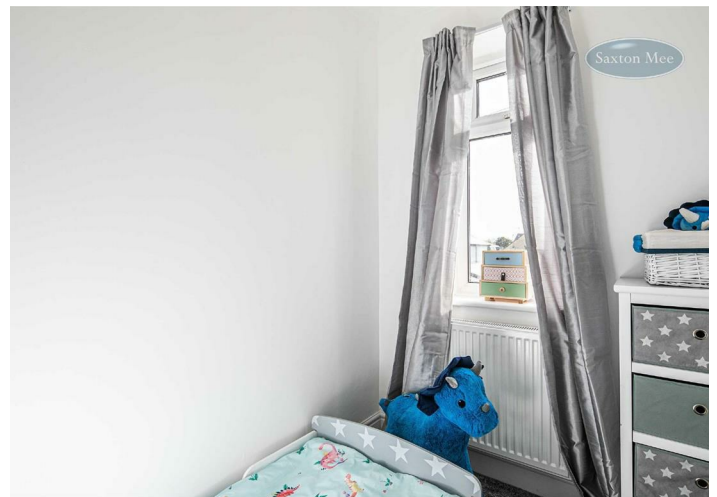
Sheffield S10 1WQ

**Price Guide £280,000**

**\*\*PRICE GUIDE\*\*** £280,000 - £290,000. An opportunity not to be missed! Available with **NO CHAIN** is this fully refurbished, three bedroom semi-detached home located in the sought after and convenient location of Crookes. Benefiting from uPVC double glazing and gas central heating. The well presented and appointed accommodation briefly comprises: an entrance door opens into the entrance lobby. Lounge with laminate flooring and a large bay window filling the room with natural light. Access to two large cellar compartments. Kitchen/diner having a modern range of wall, base and drawer units, laminate flooring, integrated oven, four ring hob and extractor hood, dishwasher, washing machine and tumble dryer, space for dining table and chairs and a rear entrance door. First floor: three bedrooms and a modern three piece suite bathroom including shower over bath, WC and wash basin.

- VIEWING ESSENTIAL
- IDEAL FAMILY HOME
- NO CHAIN
- STUNNING AND WELL PRESENTED ACCOMMODATION





## OUTSIDE

A planted garden to the front and a path giving access to the entrance door. Access down the side of the property to the fully enclosed, easily maintained garden which includes a lawn garden.

## LOCATION

Located in this extremely popular location of Crookes with excellent amenities close by including good local shops and supermarkets. Regular public transport. Good local schools. Easy access to Sheffield city centre, central hospitals and Universities and beautiful rolling countryside.

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. 91.9 sq. metres (989.1 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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