Saxton Mee







Springvale Road Crookes Sheffield S10 1LG
Offers Around £265,000

St Luke's
Sheffield's Hospice

Springvale Road

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Offers Around £265,000



** SOUGHT AFTER LOCATION ** TWO BATH/SHOWER ROOMS ** PRIVATE SOUTH FACING GARDEN ** This attractive stone-fronted mid-terraced property occupies a sought-after position between Crookes and Crookesmoor, placing an excellent range of shops, cafés, restaurants and other local amenities within easy reach.

Beautifully presented throughout, the property combines contemporary décor with well-proportioned and versatile accommodation arranged over three floors. Particular highlights include a stylish open-plan kitchen diner, two double bedrooms, a modern en-suite shower room and a south-facing rear garden, which benefits from having no through access for neighbouring properties.

The ground floor opens into a welcoming bay-windowed lounge, featuring laminate flooring and useful built-in alcove storage. To the rear is the open-plan kitchen diner, providing an excellent setting for both everyday living and entertaining. The dining area incorporates a fitted storage cupboard and access to the cellar head, while the kitchen is fitted with a range of contemporary units together with an integrated electric oven and gas hob.

On the first floor, the front-facing double bedroom benefits from a useful storage cupboard beneath the stairs, while a further single bedroom overlooks the rear. Completing this level is a well-appointed bathroom fitted with a modern suite and shower over the bath.

Stairs from the first-floor landing rise to a second-floor double bedroom. Enjoying plenty of natural light from dual-aspect windows, including a dormer window offering far-reaching views, this room also benefits from its own modern en-suite shower room.

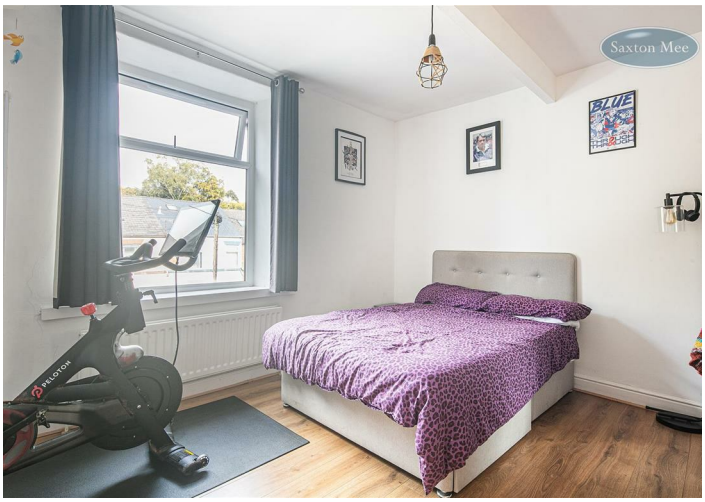


- ATTRACTIVE STONE-FRONTED MID-TERRACED HOME
- SOUGHT-AFTER CROOKES/CROOKESMOOR LOCATION
- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/DINER
- PRIVATE SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION
- SUPERB LOCAL AMENITIES















OUTSIDE
The property is set back from the pavement by way of small garden area that has a lawn and path to the front door. To the rear is a south facing low maintenance private garden which has no through access from neighbouring properties.

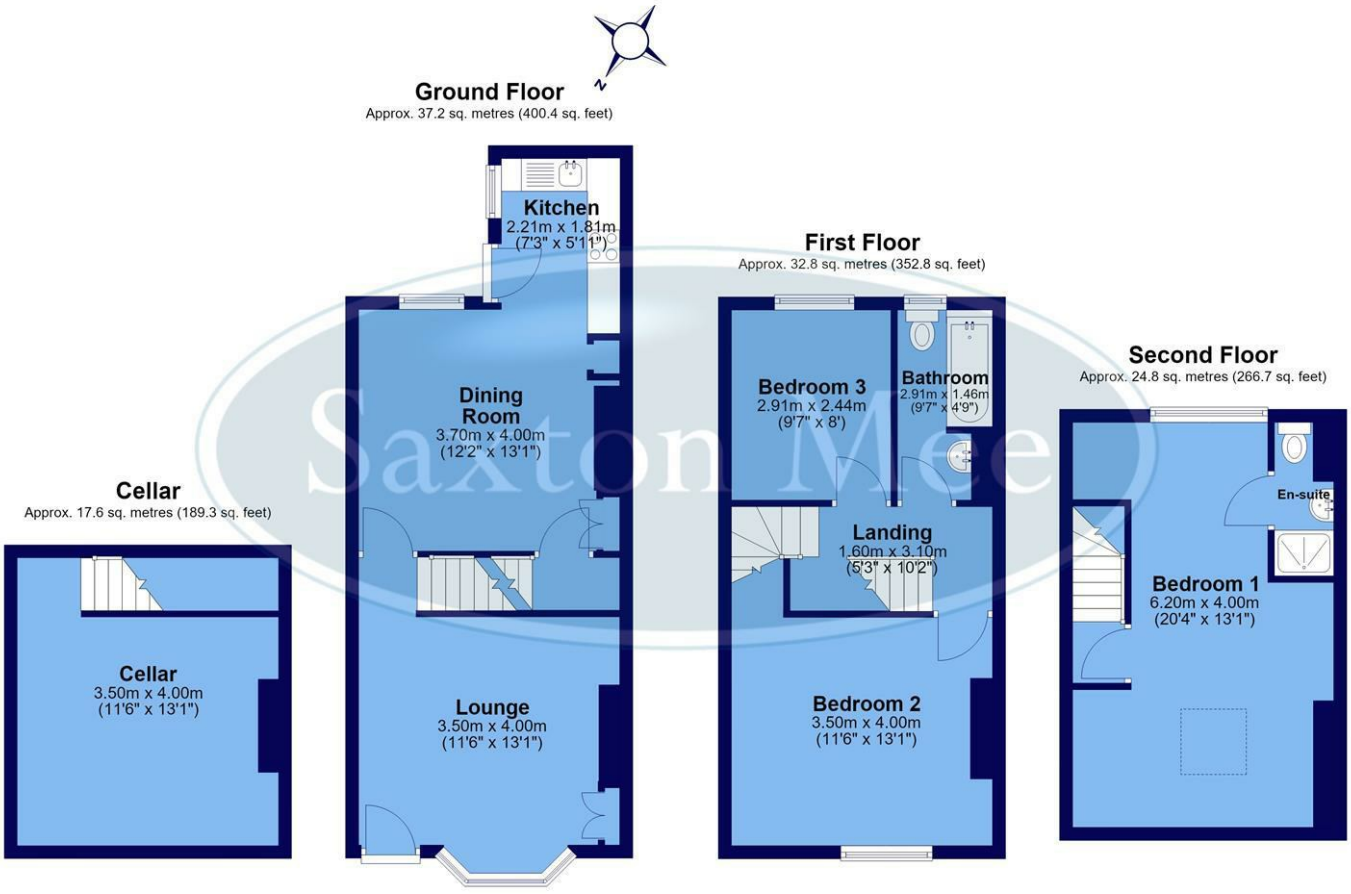
LOCATION
Springvale Road links Crookesmoor and Crookes S10 together. Crookes features an abundance of amenities including superb independent coffee shops and cafes, various eateries both for eat-in and take away, several pubs, and some fabulous local shops as well as a Sainsbury's Local and a Co-op. Regular bus routes offer easy access into the city centre, and the location is ideal for people needing access to the main city Hospitals and various University campuses.

MATERIAL INFORMATION
The property is Leasehold with a term of 800 years running from the 25th March 1898 (671 years remaining.
The property is currently Council Tax Band B.

VALUER
Chris Spooner MNAEA

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.

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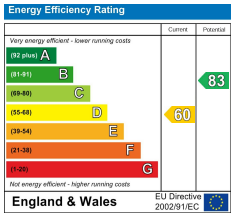


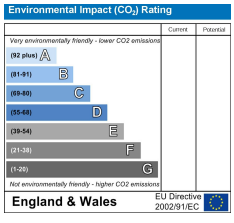
Total area: approx. 112.3 sq. metres (1209.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

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