

# Saxton Mee



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**Sackville Road Crookes Sheffield S10 1GW**  
**Price Guide £180,000**





## Sackville Road

Sheffield S10 1GW

Price Guide £180,000

GUIDE PRICE £180,000-£200,000 \*\* FREEHOLD \*\* NO CHAIN \*\* Situated in the heart of Crookes is this two bedroom terrace property which enjoys a fantastic, larger than average rear garden and benefits from double glazing and gas central heating. The property is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own taste. There are excellent local amenities including shops, bars, restaurants and good public transport links to the City Centre, central hospitals and universities. In brief, the living accommodation comprises front door which opens into an inner lobby with access into the lounge which has a front bay window allowing lots of natural light and a gas fire. Access into the kitchen with units and a work top which incorporates the sink and drainer. There are sliding doors opening to a good size pantry and access to the rear porch. From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the shower room. The master has a front facing window making this a bright and airy space and benefits from a fitted wardrobe and a storage cupboard. Bedroom two overlooks the rear garden and has a fitted wardrobe. The shower room includes an electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- LARGER THAN AVERAGE REAR GARDEN
- EXCITING OPPORTUNITY WITH HUGE POTENTIAL
- TWO BEDROOMS
- LOUNGE WITH BAY WINDOW
- KITCHEN WITH PANTRY
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- POPULAR LOCATION
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS







## OUTSIDE

To the front is a small garden with a path leading to the entrance door. To the rear is a larger than average well established garden which has a lawn, greenhouse, shed and summer house. There is also access to an outside working WC.

## LOCATION

Situated in the sought after area of Crookes which benefits from an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

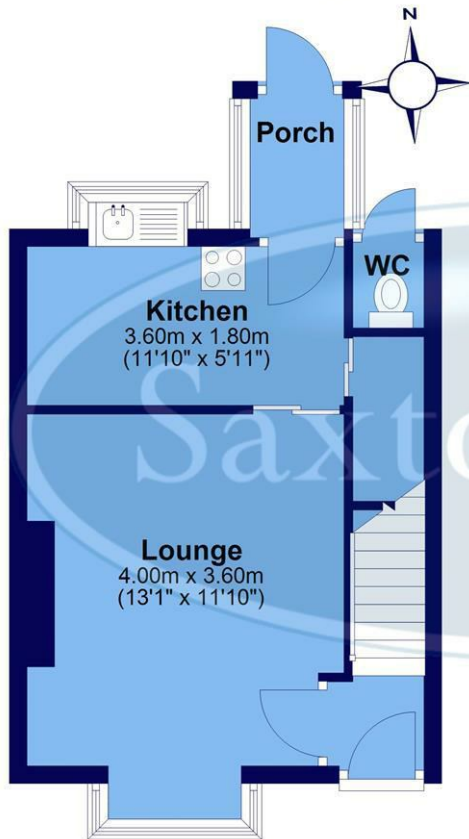
## VALUER

Chris Spooner

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.

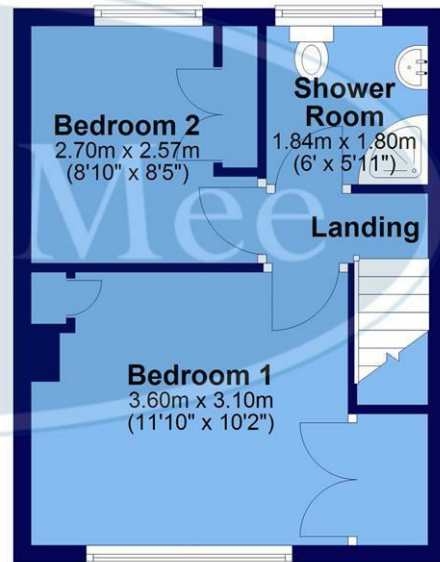
## Ground Floor

Approx. 29.9 sq. metres (321.5 sq. feet)



## First Floor

Approx. 26.6 sq. metres (286.3 sq. feet)



**Total area: approx. 56.5 sq. metres (607.8 sq. feet)**

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	63	87

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	60	87