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36 Coombe Road, Crookes, Sheffield, S10 1FF

Guide Price £270,000

Property Images

















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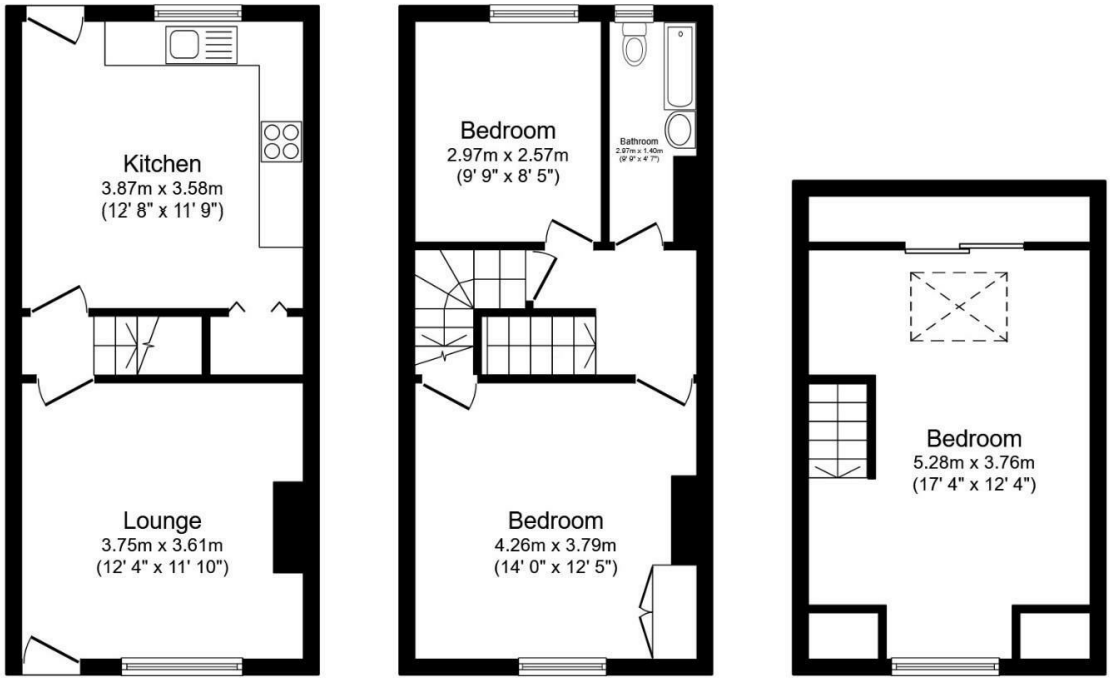
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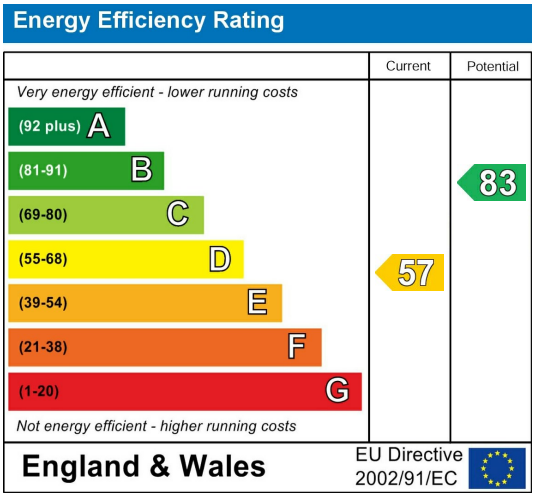
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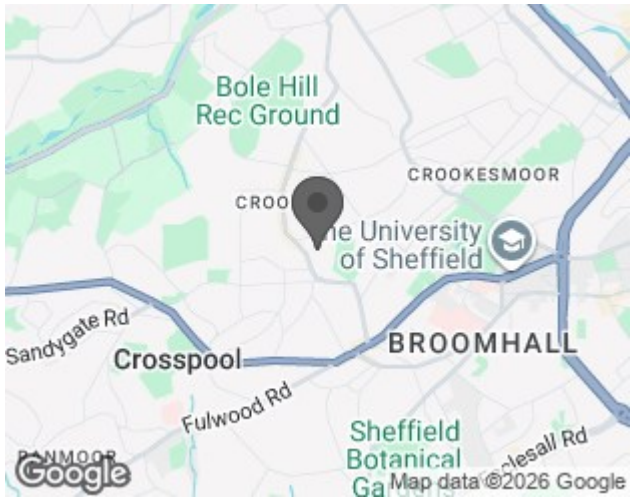
Total floor area: 89.8 sq.m. (967 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC



Map



Summary

| GUIDE £270,000 - £280,000 | FREEHOLD | A well-presented home in a highly regarded residential location. All ready to move into making this the perfect home for buyers wanting style and convenience.

Coombe Road in Crookes offers a perfect blend of character and modern living. This stone-fronted home boasts a spacious 967 square feet of well-appointed living space over three floors.

Entering at the rear, you are welcomed into a dining kitchen, perfectly designed for sociable living. The kitchen is fitted with white units, oak worktops and a selection of integrated appliances including a fridge freezer, oven, hob and dishwasher. The dining area has room for a good-sized table, creating the ideal space for family meals or entertaining guests. From here, access down to a useful cellar. Across the hallway, the lounge offers an inviting space, complete with original wooden floors and coving. The gas fireplace creates a focal point, whilst the wooden flooring adds to the practicality and character of the home.

The first floor comprises a front-facing double bedroom, complete with a built-in storage cupboard, and a further versatile single bedroom to the rear. The bathroom is partially tiled, complete with a shower over bath, sink basin and wc. Ascending to the second floor, you will find another generously sized double bedroom, providing flexibility for family living or guest accommodation. This room brings in plenty of natural light for a principal bedroom and benefits from ample built-in eaves storage.

The garden is a true gem, mainly laid to lawn with a private seating area at the back, perfect for enjoying relaxing moments outdoors or entertaining.

Situated in a great location, there is access to local shops, cafes, restaurants and the Bole Hills just a stone's throw away. Furthermore, it offers easy access to the City Centre making it an ideal choice for those seeking convenience and community in one of Sheffield's most sought-after neighbourhoods

Features

• Stone fronted home • Cosy lounge with central chimney breast and fireplace • Dining kitchen with fitted units and cellar access • Two generous double bedrooms and a further single bedroom • Three piece bathroom suite • Rear garden with lawn and seating area • Great transport links • Freehold