



45 Clementson Road, Crookes

Sheffield

Guide Price **£250,000**

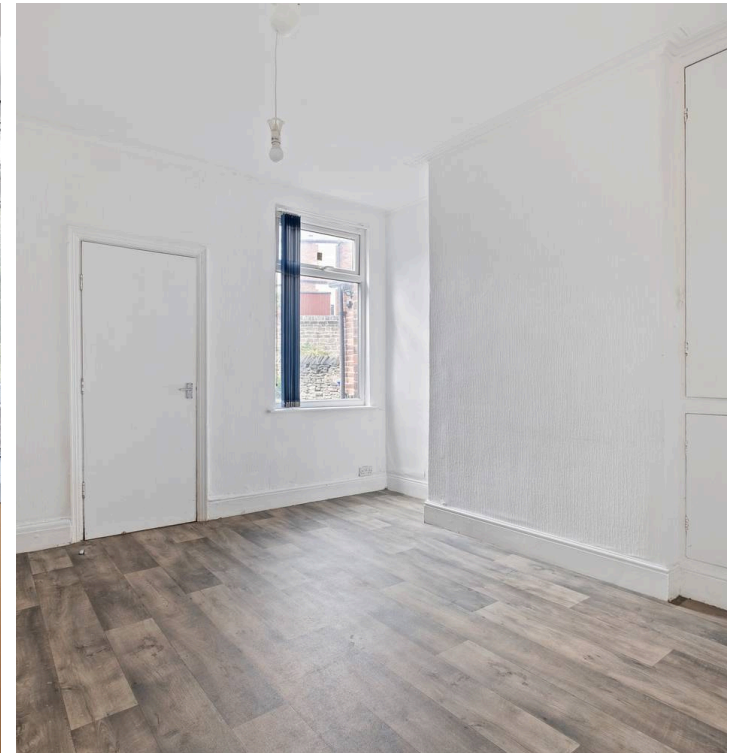
45 Clementson Road

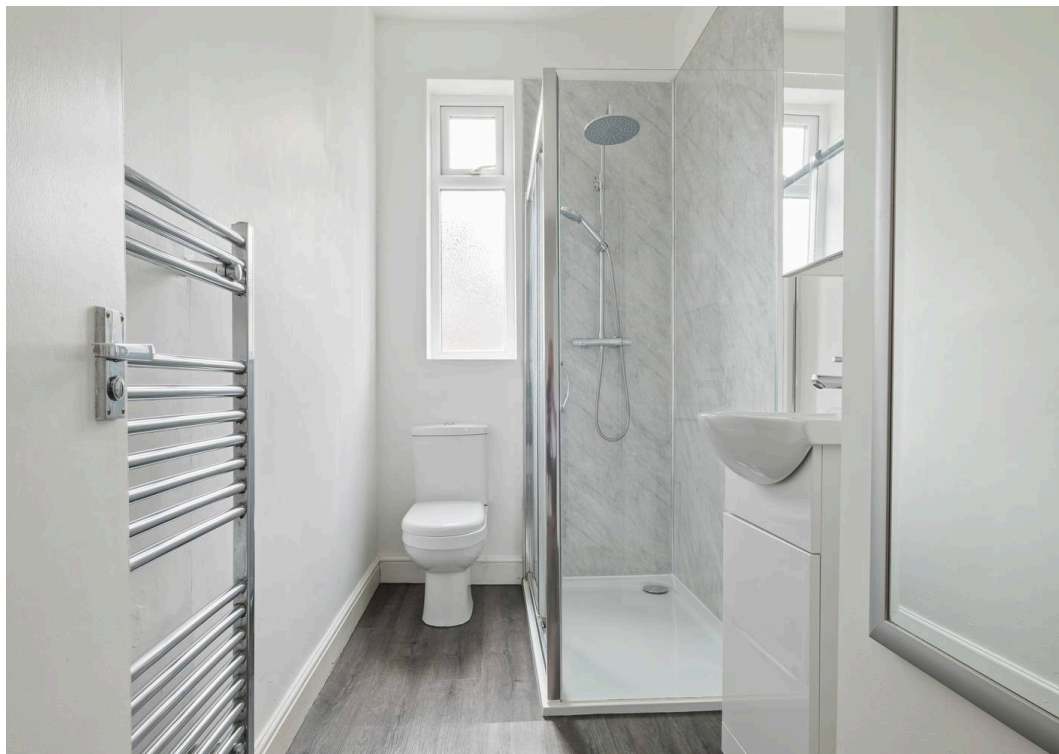
Crookes, Sheffield

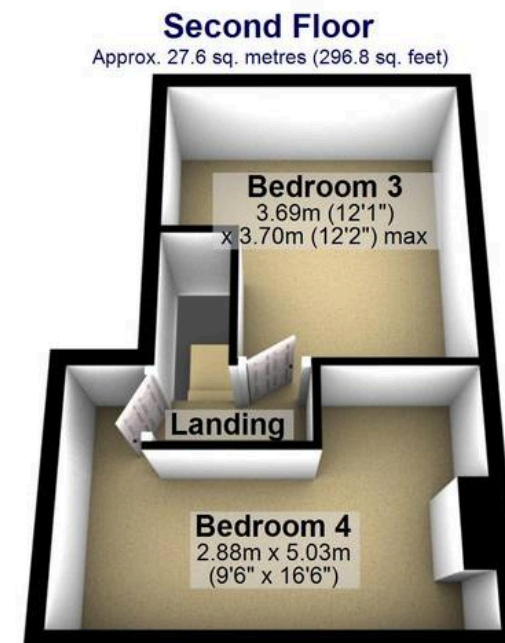
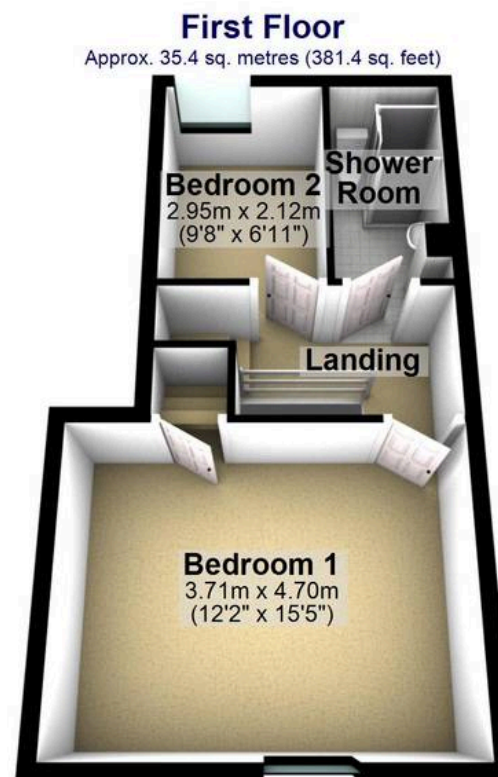
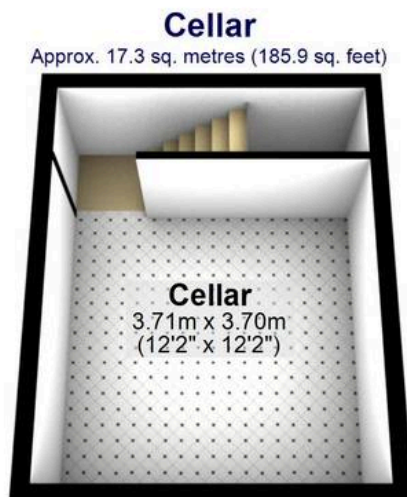
****GUIDE PRICE OF £270,000- £275,000****A superb four bedroomed bay windowed, stone fronted, mid terraced property. Number 45 retains a wealth of the original period character and charm effortlessly blended with a contemporary modern feel throughout. Viewing is absolutely essential to do full justice to this beautiful property, with accommodation carefully arranged over three floors that gives a light, bright and spacious feel. Situated in one of Sheffield's most sought after and desirable residential suburbs within walking distance of all of Crookes numerous amenities, restaurants and shops the property in brief comprises, sitting room, dining kitchen, cellars, four good sized bedrooms and bathroom. Outside is a rear garden and on street parking. Council Tax band: B

Tenure: Leasehold

- SUPERB FOUR BEDROOMED BAY WINDOWED PROPERTY
- THREE FLOORS OF ACCOMMODATION TALLING 1,271 SQ FT
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- LOCATED IN THE HEART OF WELL SOUGHT AFTER CROOKES
- AMPLE ON STREET PARKING
- CLOSE TO NUMEROUS LOCAL AMENITIES INCLUDING CROOKES VALLEY PARK AND AN ARRAY OF SHOPS/EATERIES
- VIEWING ESSENTIAL TO SEE FULL POTENTIAL
- LOCAL SCHOOLING CATCHMENT INCLUDING WESTWAYS PRIMARY SCHOOL
- LEASEHOLD PROPERTY AND COUNCIL TAX BAND B £2,021 P/A







Total area: approx. 118.1 sq. metres (1271.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.