



WHITEHORSES

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0114 268 8533
info@whitehorses.com
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69 Western Road, Crookes

Sheffield

Guide Price £200,000 - £215,000

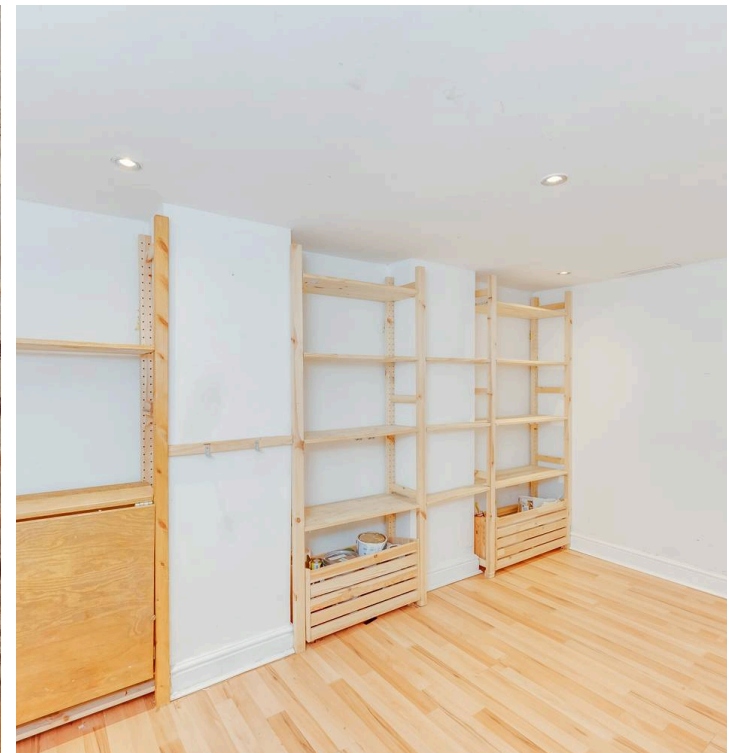
69 Western Road

Crookes, Sheffield

An absolutely fabulous two bedroomed, bay windowed, Victorian mid terraced property. With accommodation spanning over four floors that includes a converted basement that can be used as an office/gym. Offering super contemporary and light feel throughout that really needs to be viewed to be fully appreciated. Offered to the open market with the benefit of no onward chain and immediate vacant possession this property will be of particular interest to the professional couple and first time buyer alike. Located in the very heart of Crookes one of the city's most sought after and desirable residential suburbs within a short stroll of the fashionable shopping parade that boasts a range of independent cafes, eateries and restaurants together with central Sheffield, universities, hospitals and of course The Peak District is also on the door step.

Council Tax band: A Tenure: Freehold

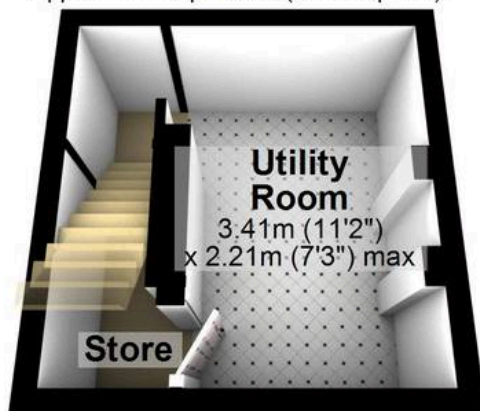
- FABULOUS TWO DOUBLE BEDROOM VICTORIAN TERRACED PROPERTY
- FOUR FLOORS OF ACCOMMODATION WITH A CONVERTED BASEMENT
- PERFECT FOR THE YOUNG PROFESSIONAL COUPLE AND FIRST TIME BUYER ALIKE
- HEART OF WELL SOUGHT AFTER CROOKES WITH NUMEROUS INDEPENDANT CAFES EATERIES AND CAFES A SHORT STROLL ON THE EVER POPULAR HIGH STREET
- EASY ACCESS TO NUMEROUS AMENITIES UNIVERSITIES AND HOSPITALS ALONG WITH THE PEAK DISTRICT BEING ON THE DOOR STEP
- VIEWING ESSENTIAL TO DO FULL JUSTICE TO THIS QUIRKY AND UNIQUE LAYOUT





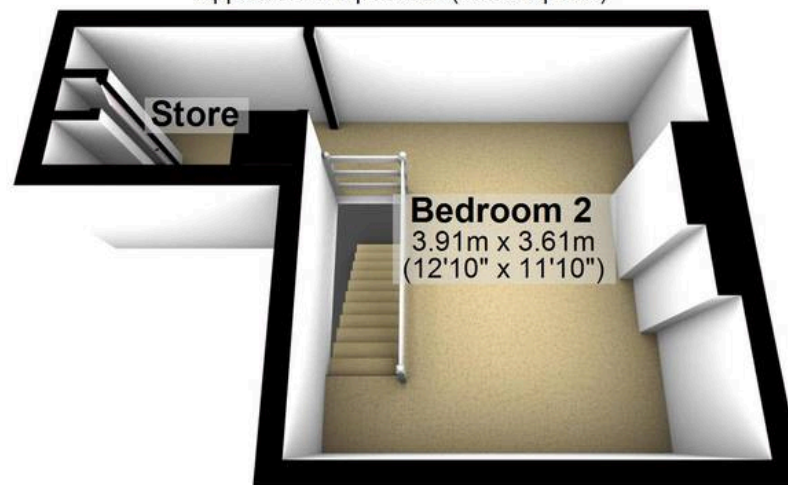
Cellar

Approx. 11.2 sq. metres (121.0 sq. feet)



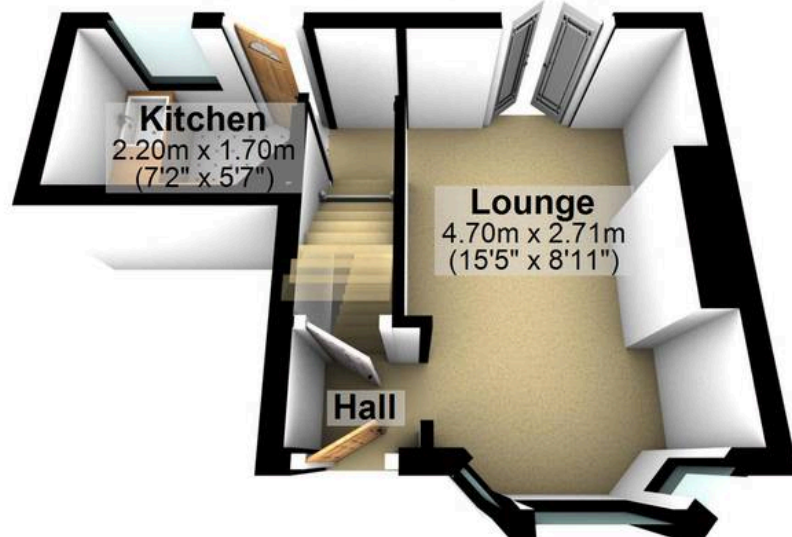
Second Floor

Approx. 17.5 sq. metres (188.3 sq. feet)



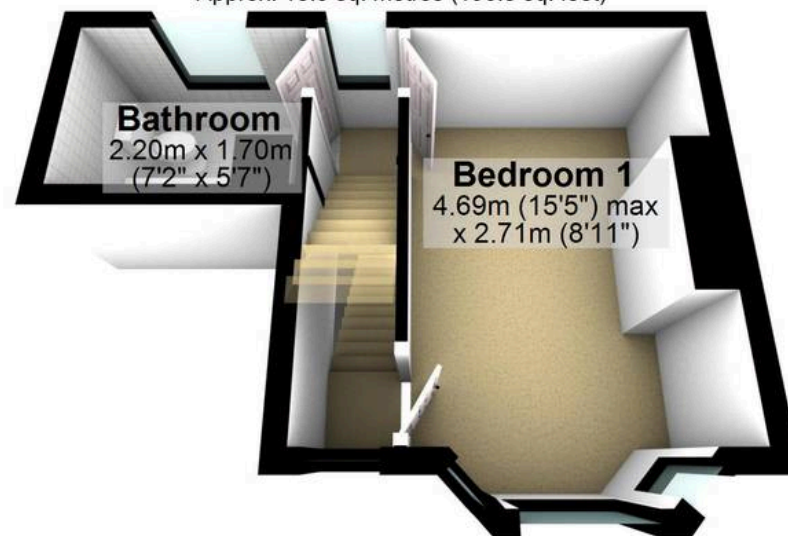
Ground Floor

Approx. 18.3 sq. metres (196.8 sq. feet)



First Floor

Approx. 18.3 sq. metres (196.8 sq. feet)



Total area: approx. 65.3 sq. metres (702.9 sq. feet)

All measurements are approximate
 Plan produced using PlanUp.