



WHITEHORSES

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25 Elgin Street, Crookes

Sheffield

Offers in Region of £260,000

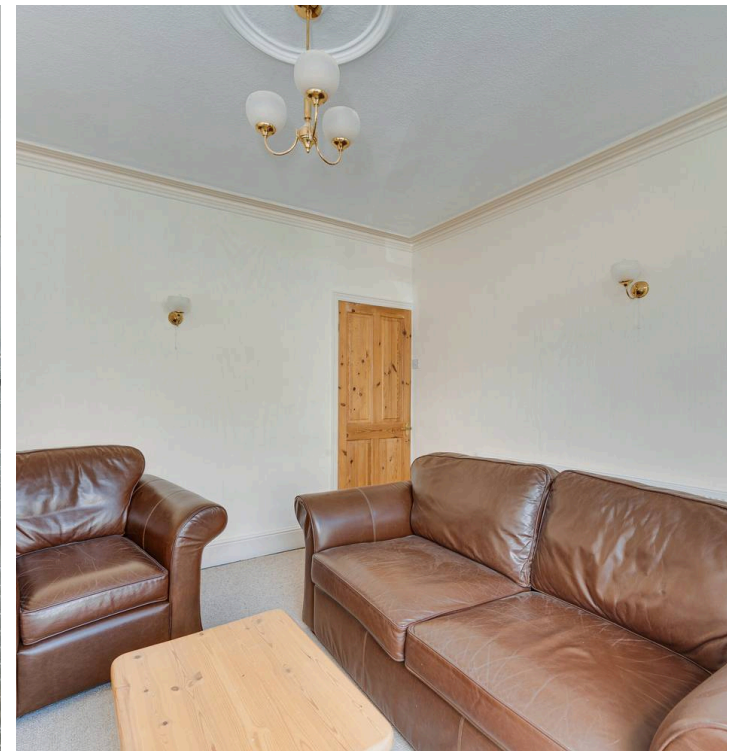
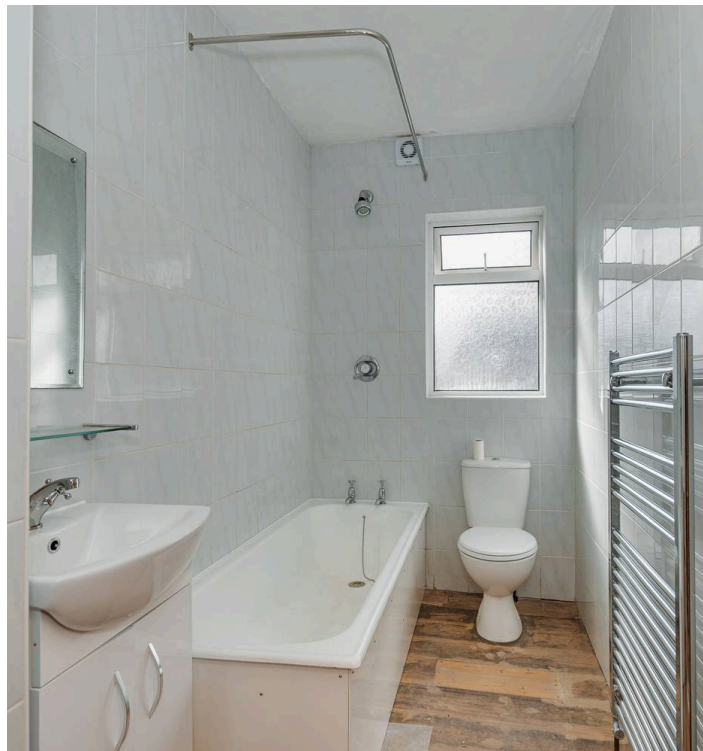
25 Elgin Street

Crookes, Sheffield

This well presented and proportioned three bedroom mid Victorian terraced house offers a wonderful opportunity to reside in the heart of the ever-popular Crookes area, located on the sought-after south west side of the city. The stone-fronted property is set across three floors and provides light and spacious accommodation totalling an impressive 1,012 square feet. The interior has been finished to a high standard by the current vendor, yet still allows scope for the new owner to add their own personal touch.

Council Tax band: A Tenure: Leasehold

- WELL PRESENTED AND PROPORTIONED THREE GOOD SIZED BEDROOM MID VICTORIAN TERRACED
- STONE FRONTED REAR SOUTH FACING GARDEN AND EASY ON ROAD PARKING TO THE FRONT
- HEART OF ULTRA POPULAR CROOKES ON THE SOUTH WEST OF THE CITY
- SHORT STROLL TO THE FASHIONABLE HIGH STREET THAT CHOCKED FULL OF INDEPENDENT CAFES EATERIES AND SHOPS
- WALKING DISTANCE TO PRINCIPAL HOSPITALS AND UNIVERSITIES
- PITCH PERFECT FOR THE PROFESSIONAL COUPLE FIRST TIME BUYERS OR YOUNG FAMILIES ALIKE
- EXCELLENT LOCAL SCHOOLING CATCHMENTS AVAILABLE INCLUDING TAPTON SECONDARY AND LYDGATE JUNIOR
- AVAILABLE TO MARKET WITH THE HUGE ADVANTAGE OF NO UPWARD CHAIN INVOLVED AND VACANT POSSESSION
- FINISHED INTERNALLY TO A HIGH STANDARD BY THE CURRENT VENDOR BUT ALLOWING OPTIONS FOR PERSONALISATION







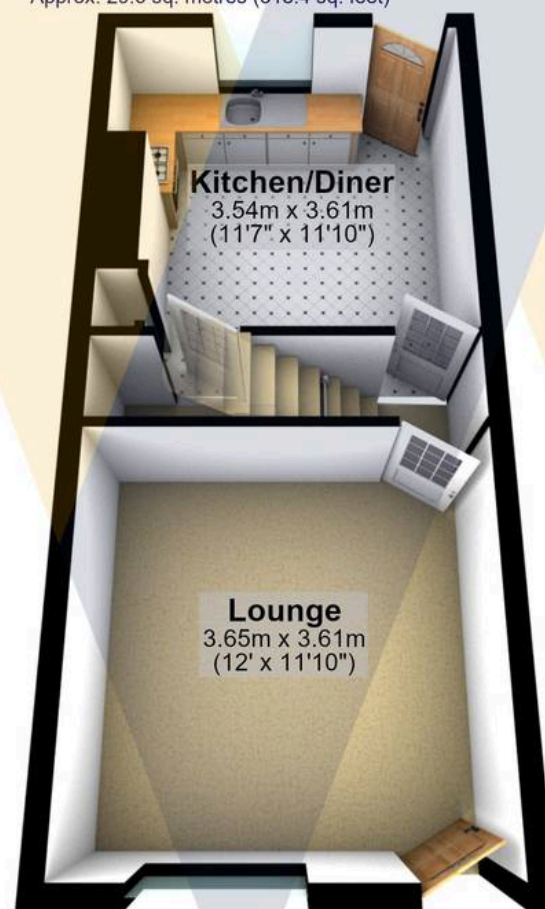
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Ground Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



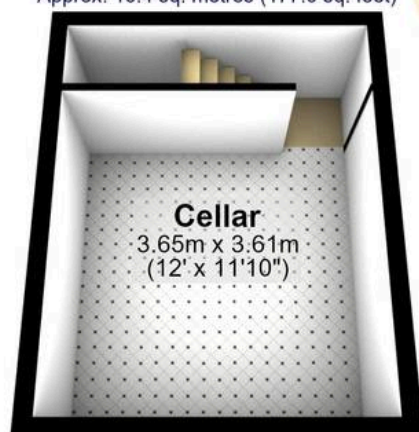
Second Floor

Approx. 18.5 sq. metres (199.1 sq. feet)



Cellar

Approx. 16.4 sq. metres (177.0 sq. feet)



Total area: approx. 94.1 sq. metres (1012.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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