ANDERSONS
RESIDENTIAL SALES & LETTINGS









55 Longfield Road, Crookes, Sheffield, South Yorkshire, S10 1QW

Offers In The Region Of £255,000

- End Terraced Home
- Superbly Presented Throughout
- Ideally suited for professionals, first time buyers or young families
- Fully refurbished in 2020 and an Internal inspection is highly recommended
- Anthracite grey UPVC double glazing throughout/Gas central heating
- Two Double Bedrooms
- Situated in one of Sheffield's most sought after residential suburbs
- Close to wide range of amenities, shops cafés and recreational facilities
- Contemporary Fitted kitchen and Stylish bathroom
- Low maintenance gardens

55 Longfield Road, Sheffield S10 1QW

Andersons are delighted to offer for sale this stunning two bedroom end terraced property, which is located in the heart of the ever popular and convenient residential area of Crookes. The property offers superbly presented and well-proportioned accommodation over two floors and benefits from an extensive scheme of refurbishment in 2020. From Longfield Road it is only a very short walk to the heart of Crookes with its excellent shopping facilities, which include a range of independent retailers, restaurants and pubs. Crookes is located just 2 miles from the city centre and within close proximity of Sheffield University and Principle Hospitals. Whilst the proximity of urban amenities is good you are only a stones throw from Bolehills Park, Rivelin Valley and open country side beyond.

The accommodation briefly comprises: Entrance Hall, Living Room and Dining/Kitchen. First Floor: Landing, Bedroom One, Bedroom Two and Bathroom. Outside: Forecourt garden to the front and a low maintenance, slit level garden to the rear.

2 1 1

Council Tax Band:







GROUND FLOOR

ACCOMMODATION

ENTRANCE HALL
Accessed via a modern composite door with an inlaid glazed panel and top light. There is central heating radiator, stripped and polished floorboards and staircase which leads to the first floor accommodation.

LIVING ROOM
12'10" x 12'8"
Having stripped and polished floor boards, a front facing UPVC double glazed window with inbuilt shutters, a retro style central heating radiator and duel fuel stove. There is a built in cabinet to one side of the chimney breast and a useful under stair cupboard which provide practical storage and houses the electrical consumer unit, gas meter and electric meter.

KITCHEN DINER
15'11" x 7'4"
Fitted with a comprehensive range of stylish blue shaker style units above and below wood block work surfaces with complementary up stands and stylish tiled splashback. Incorporated within the units are a ceramic sink with mixer taps, a Neff hide and slide single electric oven, Neff combination microwave and four ring gas hob and chimney style extractor over. There is space and plumbing for an automatic washing machine, space for a freestanding fridge freezer, a vertical central heating radiator, Amtico flooring, recessed spotlight, two UPVC double glazed window and a composite door leading out onto the rear garden.

FIRST FLOOR

LANDING
Having a side facing UPVC double glazed window and a central heating radiator

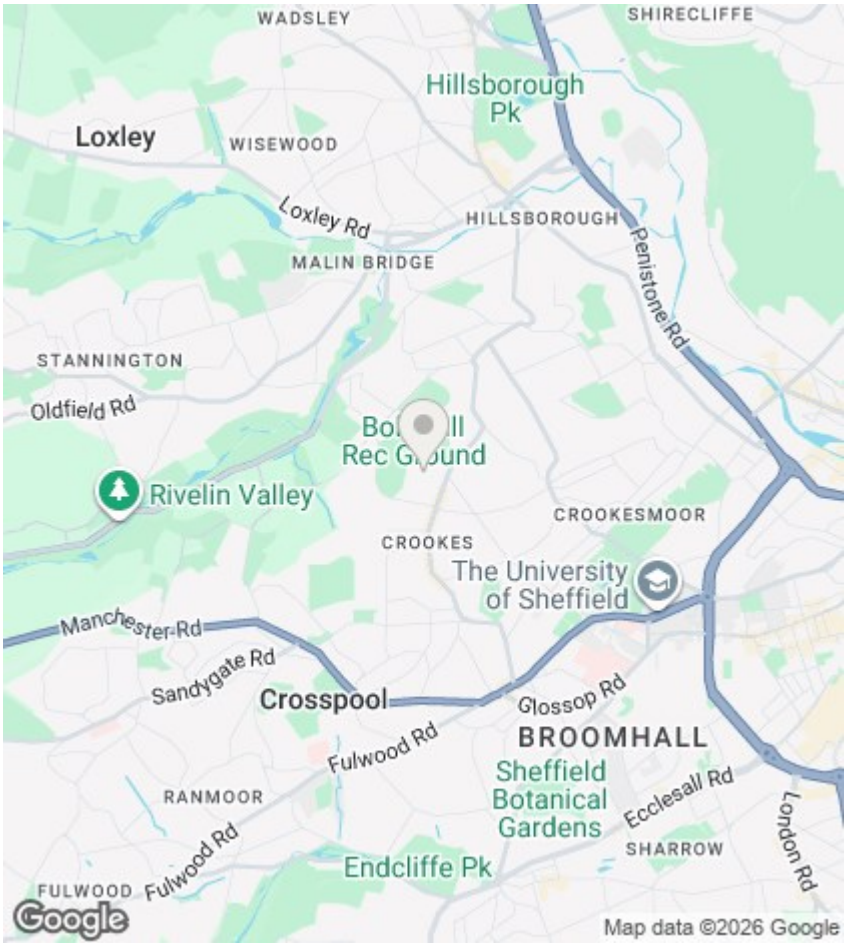
BEDROOM ONE
11'7" x 10'7"
A good size double bedroom having a front facing UPVC double glazed window with fitted shutters, a retro styled central heating radiator and stripped and polished floor boards

BEDROOM TWO
9'8" x 9'6"
A further double bedroom with a rear facing UPVC double glazed window, a stylish central heating radiator and access to loft storage space via a hatch with retractable ladder

BATHROOM
6'7" x 6'0"
Fitted with a stylish three piece suite comprising of a panelled bath with twin head thermostatic shower over, vanity wash hand basin and low flush WC. There are stylish 'metro style' tiles to the walls and geometric patterned vinyl flooring, a ladder style matte black central heating radiator, recessed ceiling spotlights and a rear facing UPVC double glazed window.

OUTSIDE
To the front of the property, see a forecourt garden behind low-level stone wall. A private passageway to the side of the property leads to the rear garden which is split level, with brick patio and lawn garden with well stocked beds. There is also a useful brick built storage room, timber shed and log store.

GENERAL
We are informed by the vendor that the following works were carried out in 2020
New kitchen
New bathroom
Re wired
Re plumbed
Boiler installed Ideal Vogue Max (serviced annually)
re plastered
New flooring throughout
New windows and doors

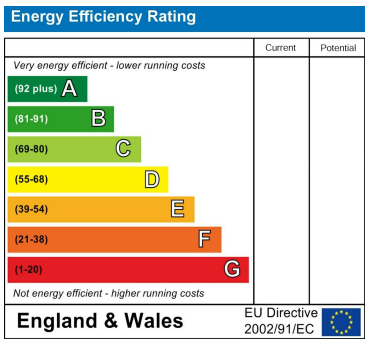


Directions

Viewings

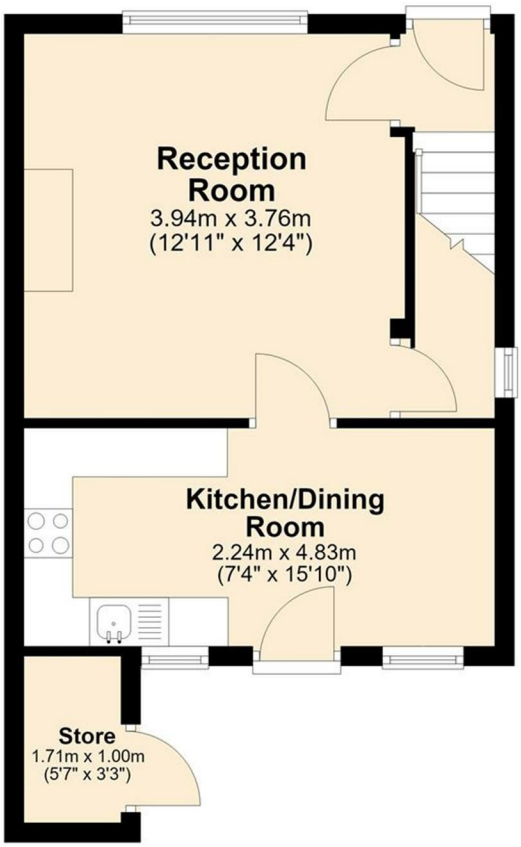
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:



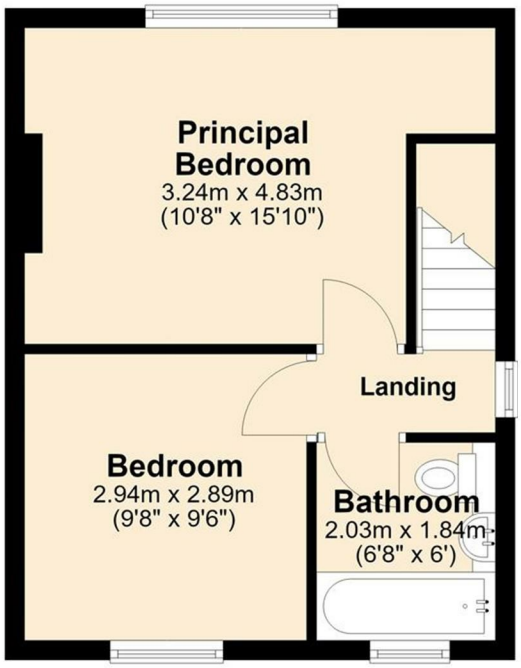
Ground Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.2 sq. feet)



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