



147 Western Road, Crookes, Sheffield, South Yorkshire, S10 1LD

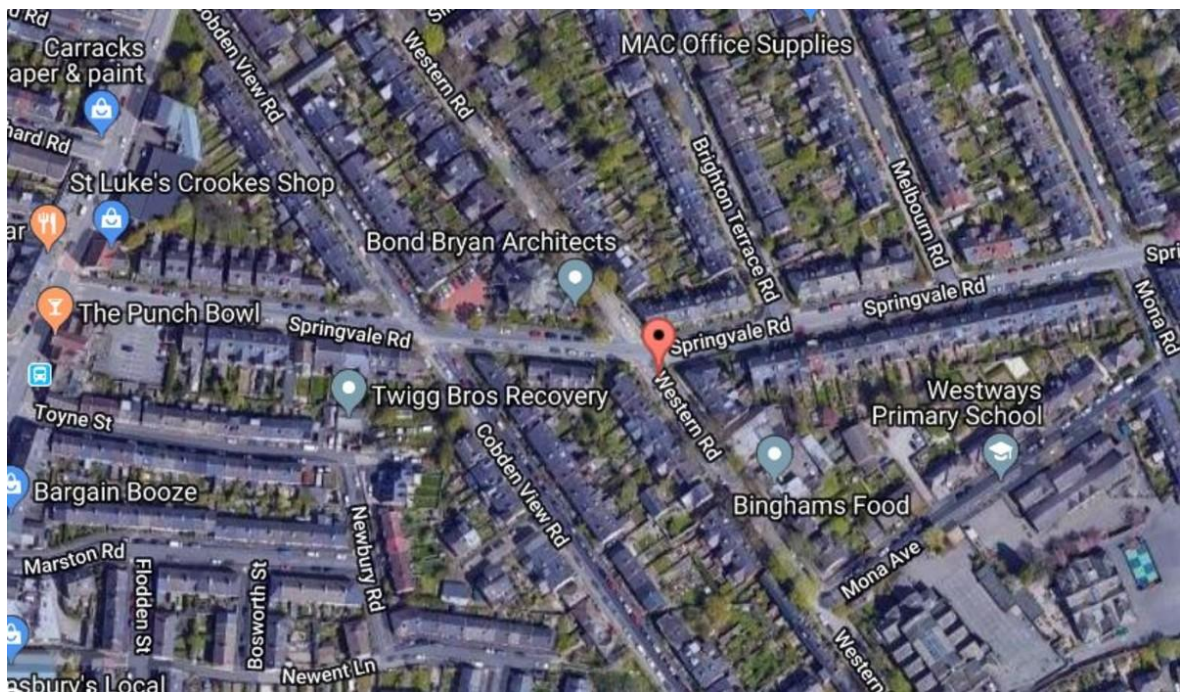
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OPEN VIEW ON SAT 21ST SEPTEMBER 11 A.M - 12 NOON. A larger than average, stone fronted mid terraced villa with accommodation laid out over three floors including a two storey offshot and a south facing rear garden. The property has excellent proportions and with a bit of TLC could easily be transformed into a wonderful family home. It also benefits from a very convenient location on this charming tree lined road close to the university and the main city hospitals not to mention highly regarded schooling (literally over the road) and superb amenities at Crookes, Wdkley and Commonsides which include a number of popular independent bars, restaurants and cafes. There is also the added benefit that the regular transport links can whisk you into the city centre in under 10 minutes (subject to traffic conditions) if so desired or alternatively The Bole Hills Park offers wide open spaces for children to play and acts as the gateway to the beautiful surrounding countryside.

- Larger than average terraced home
- Front sitting room with a bay window
- Dining room to the rear
- Extended off shot kitchen with modern units and access to the garden
- Three large double bedrooms all with built in wardrobes
- Space in the attic bedroom for an ensuite if desired (subject to regs)
- Large bathroom in the first floor offshot with modern suite and tiling
- South facing rear garden with terrace, lawn and brick built store
- Gas central heating via a combi boiler and full UPVC D/G
- Desirable road convenient for excellent amenities







Bakewell

3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross

888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore

33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage

Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham

149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk



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