

Leasehold

Asking Price: £190,000

Warwick Terrace, S10



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A Three bedroom middle terrace property that enjoys a position in the popular Sheffield District of Crookes. Being ideally located to access a range of local amenities that include the central university buildings, hospitals and Sheffield city centre. The accommodation briefly comprises a lounge, lobby, breakfast kitchen and cellar. To the first floor is landing, two bedrooms and a bathroom. To the second floor is a bedroom with a WC. Outside there is a garden area to the rear. Call Lincoln Ralph today to arrange your viewing!

Ground Floor

Lounge 3.61 x 3.59. Having a display recess and a tiled hearth set to the chimney breast recess, exposed floor boards, and a radiator. There is a UPVC double glazed window to the front aspect along with a front facing UPVC double glazed entrance door. A door opens to the lobby.

Lobby Stairs rise to the first floor landing and a door opens to the kitchen.

Kitchen Breakfast Room 3.58 x 3.53. Fitted with a range of wall mounted and base level units with roll edge work surfaces incorporating a stainless steel sink with mixer tap, There is an integrated four ring gas hob and electric oven with extractor hood over, plumbing for washing machine and dishwasher along with space for a fridge freezer. Having tiling to splashback height, breakfast bar, exposed floor boards, rear facing UPVC double glazed window, rear facing UPVC double glazed entrance door and a radiator. A door gives access to the stairs that descend to the cellar.

First Floor

Landing Stairs rise to the attic bedroom and doors open to the first floor bedrooms and bathroom.

Bedroom 1 3.60 x 3.59. Having wood effect laminate flooring, picture rail, radiator and a front facing UPVC double glazed window. There is a useful built in storage cupboard.

Bedroom 2 2.71 x 2.08. Rear facing UPVC double glazed window, wood effect laminate flooring along with a wall mounted central heating boiler and a radiator.

Bathroom Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a vanity wash hand basin. Having tiling to splashback height and to the floor, rear facing UPVC double glazed window and a heated chrome towel rail.

Second Floor

Attic Bedroom 4.36 x 3.58. Having wood effect laminate flooring, radiator and a double glazed skylight. A door opens to the WC.

WC Fitted with a white macerator WC and a wash hand basin.

Outside At the rear is an open plan pebbled garden.



- Three bedroom middle terrace property
- Ideally located for University buildings, hospitals and Sheffield city centre.
- Popular Crookes location
- Rear garden
- Gas heating to radiators
- UPVC double glazing
- Viewing recommended!
- Call Lincoln Ralph today to arrange your viewing!

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

