



Netherfield Road, Crookes, S10

Offers Over £210,000

- NO CHAIN
- TWO BEDROOM TERRACED PROPERTY
- GOOD SIZED REAR GARDEN WITH SHED
- SOUGHT AFTER S10 LOCATION
- EXTRA FLOOR SPACE TO THE FIRST FLOOR OVER THE ENTRANCE PASSAGEWAY
- DOUBLE GLAZED AND GAS CENTRAL HEATED
- CLOSE TO EXCELLENT AMENITIES
- FREEHOLD - COUNCIL TAX BAND A - £1,512.43

Netherfield Road, Crookes, S10

****NO CHAIN - SOUGHT AFTER S10 AREA**** Whilst in need of some modernisation this two bedroom terraced property offers great potential to the lucky buyer. Having extra upstairs space which creates a huge primary bedroom, a further good sized double and a bathroom over the passageway. The garden is also larger than those of the neighbouring properties. Located just a short walk from an array of shops, cafes, bars and restaurants, and laying within the catchment for outstanding schools. The property briefly comprises of; Lounge with feature fireplace; Kitchen diner; Large bedroom one; Double bedroom two; Family bathroom; Steps lead up to a good sized rear garden;



Council Tax Band: A



ENTRANCE

Access to the front of the property is gained via an uPVC door opening directly to the lounge. To the side is a shared passageway leading to the rear garden and further optional entrance door;

LOUNGE

12'3" x 12'2"

A good sized lounge with; uPVC double glazed window to the front elevation; Central heating radiator; Ceiling light and two wall light points; Electric feature fireplace; Coving; Part glazed panelled door to the kitchen diner;

KITCHEN DINER

11'10" x 9'1"

Comprising of; Fitted kitchen with light oak wall, base and drawer units; Roll top work surfaces; Stainless steel sink and drainer with mixer tap; Integrated electric oven and gas hob with extractor hood above; Space and plumbing for washing machine and fridge; Laminate flooring; Tiled splash backs; Ceiling light point; uPVC double glazed window to the rear garden; Space for a dining table and chairs; Trap door cellar access; Open plan staircase to the first floor; uPVC entrance door leading to rear garden;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

15'0" x 12'3"

The property benefits from the additional space over the entrance passageway, making this a much larger than average primary bedroom; Having; Fitted wardrobe storage to both sides of the chimney breast;

Ceiling and wall light points; Coving; Picture rails; uPVC double glazed window to the front elevation; Loft hatch access;

BEDROOM TWO

9'0" x 8'11"

A second good sized bedroom with; uPVC double glazed window to the rear elevation; Built in wardrobe and cupboard storage, housing the wall mounted boiler; Ceiling light point; Central heating radiator;

BATHROOM

Fitted with; Bath with wall mounted electric Triton shower and side screen; Pedestal wash basin and WC; Vertical heated towel rail; Recessed ceiling spotlights; Bathroom cabinet; Tiled walls to wet areas; Vinyl flooring; Obscure double glazed uPVC window to the rear elevation;

LANDING AND STAIRS

Carpet to the landing and stairs; Recessed ceiling spotlights; Solid wood doors to the two bedrooms and family bathroom;

REAR GARDEN

Good sized rear garden with mature plants and shrubs; Storage shed; Rear communal access for just one other property;

DISCLAIMER

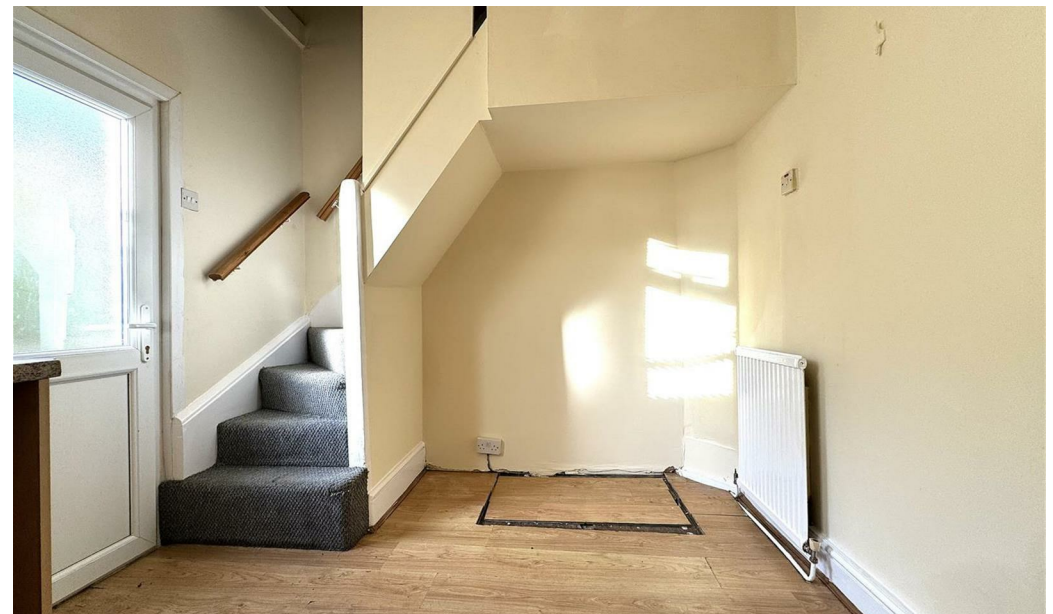
1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked

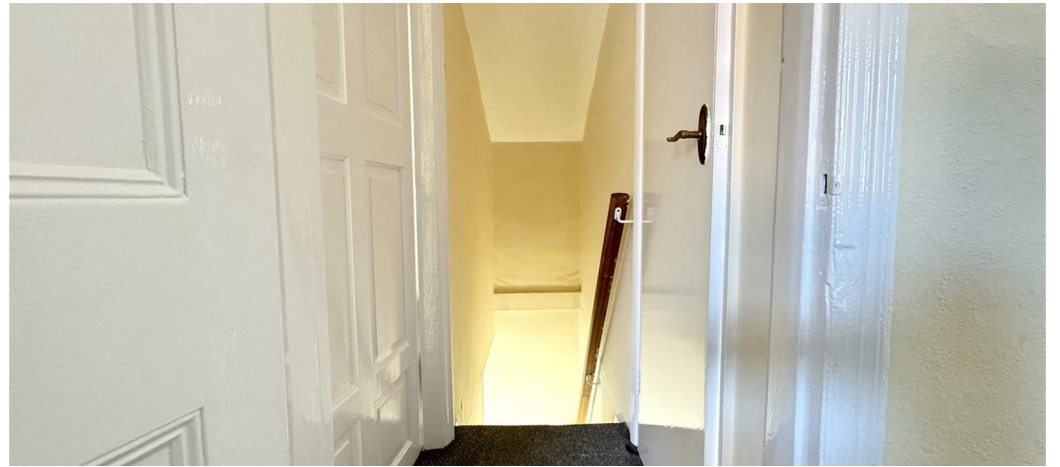
to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





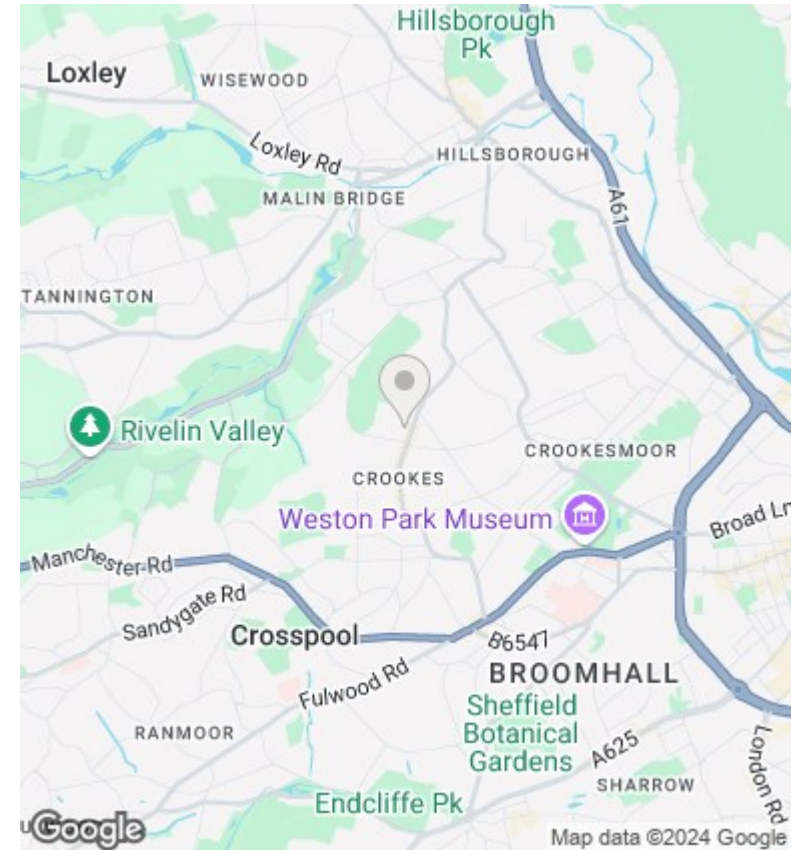
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	