











## 90 Mulehouse Road

Crookes • Sheffield • S10 1TB

Guide Price £260,000 - £270,000

Stunning 3-bedroom stone fronted terraced house located in the heart of Crookes. Improved by recent owners and stylishly presented throughout in Farrow & Ball tones creating a beautiful, cosy homely feel. Offers flexible accommodation over 3 levels with generous storage including cellar and enclosed low maintenance rear garden with separate outhouse. Benefits from combination gas central heating, double glazing and Victorian style feature fireplaces. A uPVC door enters into the attractive, cosy lounge complemented by modern tones, neutral carpet, shelving to the alcoves and Victorian feature fire surround. The dining room offers a pleasant garden aspect and access to the cellar, creating useful storage. The off-shot kitchen is fitted with shaker style wooden units in two tone Farrow & Ball shades, finished with a quartz worktop, integrated oven, induction hob and overhead extractor. Side & rear windows fill the kitchen with natural light, with direct access to the rear of the property. The first floor comprises of 2 tastefully presented bedrooms, the front facing double room benefits from feature fireplace with monochrome tiling and walk in closet. A fabulous bathroom is presented in striking wall tiles, marble effect floor, walk in shower, matte black fittings and twin stone hand basins upon a vanity unit. Stairs rise to offer a third double bedroom, generously proportioned dual aspect, incorporating useful storage within the eaves. Accessed through a communal passageway is a private, fully enclosed low maintenance rear garden with raised flower beds and separate brick-built outhouse. Crookes is a popular, sought-after area of Sheffield, close to the Royal Hallamshire Hospital and the University of Sheffield offering a wide range of amenities including supermarkets, shops, restaurants and pubs. Transport links available include A57, A61, M1 with tram links from the University of Sheffield tram stop and rail connections from Sheffield train station. The property is also within the catchment area of Lydgate and Tapton schools, with open countryside just a short distance away. Leasehold 675 years remaining £1.58pa Council Tax band A, EPC Rating D.









- Stunning Stone Fronted Terraced House
- 3 Beautifully Presented Bedrooms
- Fabulous Modern Bathroom
- Stylishly Presented in Farrow & Ball Tones
- Located in the Heart of Crookes

- Excellent transport Links & Local Amenities
- Combination Boiler & Double Glazing
- Private Rear Garden & Outhouse
- Leasehold 675 years remaining £1.58pa
- Council Tax Band A, EPC Rating D





# 90 MULEHOUSE ROAD

APPROXIMATE GROSS INTERNAL AREA = 85.4 SQ M / 918 SQ FT (EXCLUDING EAVES)

CELLAR = 15.3 SQ M / 165 SQ FT

TOTAL = 100.7 SQ M / 1083 SQ FT



Illustration for identification purposes only,  
measurements are approximate, not to scale.



