







## 16 Slinn Street

Crookes • Sheffield • S10 1NX

Guide Price £325,000 - £350,000

A Fabulous, extended, 3-bedroom and 2 bathroom stone built terraced house in Crookes, S10. Generous size over 3 floors with 1,114 sq.ft. Impressive light and airy open plan dining kitchen, extended, overlooking an attractive, enclosed rear garden, which is larger in size, creating ideal indoor and outdoor living for daily use and entertaining. Modern kitchen and bathrooms. Features combinations gas central heating and double glazing. The property enters into a welcoming inner hall with solid oak flooring, providing access to the cellar, which has space and plumbing for an electric washing machine, tumble dryer, and a sink. The bay fronted lounge is a bright and airy space filled with natural light complemented by solid oak flooring, featuring gas stove upon a stone hearth, and shelving within the alcoves. The superb open plan dining kitchen offers a flexible space with a pleasant outlook and direct access to the enclosed rear garden. The kitchen is fitted with a range of wall and base units with 2 tone painted shaker style frontage, solid granite work tops and a breakfast bar. Integrated appliances include a Rangemaster 5 ring gas cooker, fridge freezer, and dishwasher. The first floor features two bedrooms, a front facing double bedroom with a walk-in closet and varnished wooden floorboards, and to the rear a smaller guest bedroom /study, which overlooks the garden. The modern bathroom is equipped with a 3-piece white suite and bold décor, contrasting tiles. The bathroom houses the Ideal combination boiler. The second floor features a generously proportioned main bedroom providing an impressive monochrome en-suite shower room with Dormer window. Outside, to the front is a gravelled forecourt and to the rear is a beautifully presented garden, fully enclosed, larger in size, and laid predominantly to lawn, bordered by attractive established hedging, with a patio and BBQ area to the far end. Slinn Street is a very popular road in Crookes, well-served by a range of local shops and amenities, with a growing number of cafes and restaurants, whilst also having excellent schools, recreational facilities, public transport and access links to the hospitals, universities, the city centre, and the Peak District.





- Stunning Extended Terraced House
- Located in Crookes, S10
- 3 Bedroom & 2 Bathrooms
- Fabulous Open Plan Kitchen onto Garden
- Beautifully Presented. A Must See!

- Larger Size Lawned Garden
- Combination Boiler & Double Glazing
- Generous Size over 3 Floors with 1,114 sq.ft
- Leasehold 800 years from 25 March 1893, £4.50pa
- Council Tax Band B, EPC Rating D



# 16 SLINN STREET

APPROXIMATE GROSS INTERNAL AREA = 103.5 SQ M / 1114 SQ FT

CELLAR = 15.5 SQ M / 167 SQ FT

TOTAL = 119.0 SQ M / 1281 SQ FT

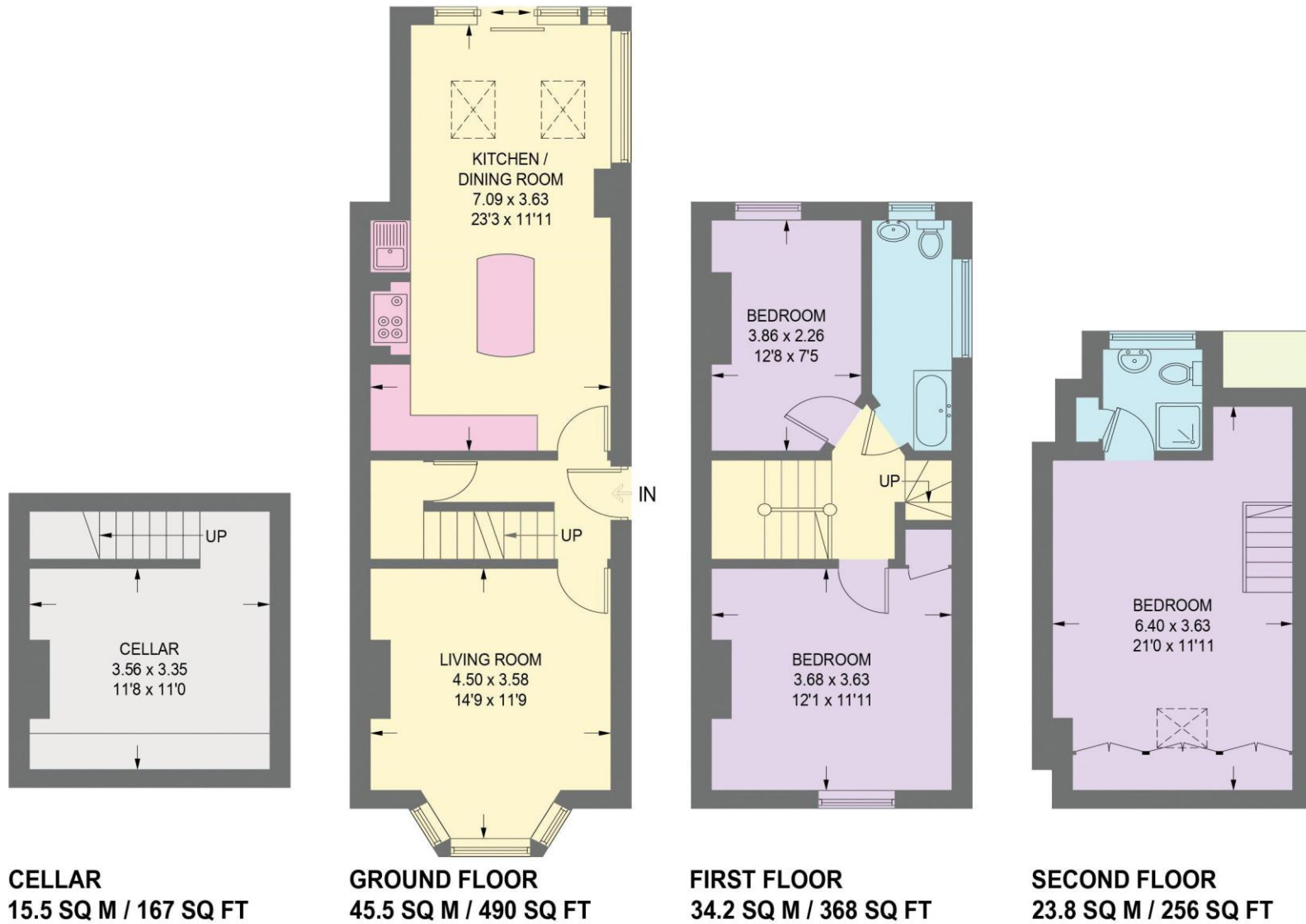


Illustration for identification purposes only, measurements are approximate, not to scale.



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