



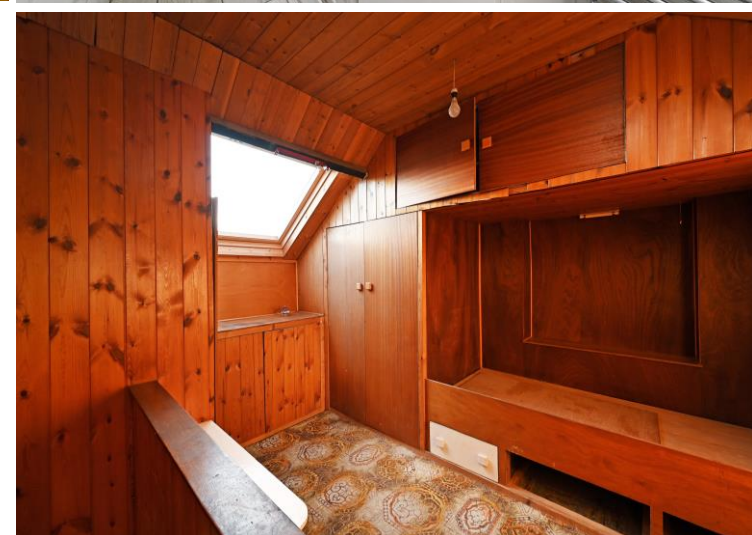


7 Elgin Street

Sheffield • South Yorkshire • S10 1UQ

Offers in the Region of £195,000

Offering great potential to modernise and develop is a 3-bedroom stone fronted mid terraced property in Crookes. Benefits from combination gas central heating and double glazing. Ideally located in a sought-after area close to the universities and hospitals with great transport links. The ground floor comprises of a front facing lounge and rear facing dining room with cellar access. The off-shot kitchen is fitted with wood effect wall and base units, contrasting worktops and tiled splashbacks, space for freestanding appliances and alternative access door. The first-floor features 2 bedrooms, the master bedroom incorporating generous closet and the rear facing bedroom housing the Vaillant combination boiler within built in storage. A fully tiled shower room is styled in marble effect tiling with modern white suite. Stairs rise to offer a third bedroom, complemented by Velux window and generous storage. The Externally a walled forecourt provides privacy from the road. Communal passageway provides access to the rear courtyard and alternative rear access door. Elgin Street is well-placed for local shops and amenities in Crookes and Broomhill, local schools, recreational facilities, public transport and access to the city centre, hospitals, universities and the Peak District.

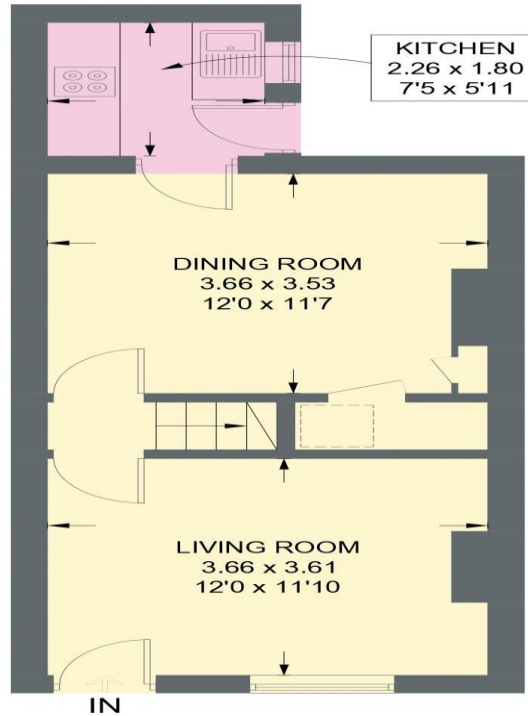


- Stone Fronted Mid terraced Property
- 3 Bedrooms
- Arranged Over 3 Levels
- Offering Great Potential
- Modern Shower Room

- Combination Boiler & Double Glazing
- Superb Location & Great Transport Links
- Rear Courtyard & Garden Shed
- Leasehold TBC
- Council Tax Band A, EPC TBC

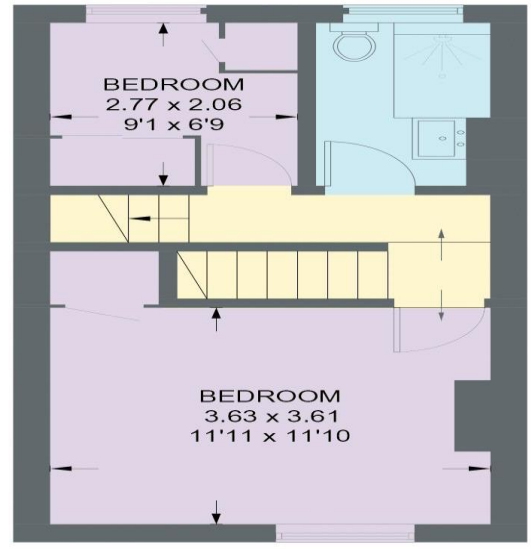
7 ELGIN STREET

APPROXIMATE GROSS INTERNAL AREA = 77.6 SQ M / 834 SQ FT



GROUND FLOOR
35.7 SQ M / 384 SQ FT

= Reduced headroom below 1.5m / 5'0



FIRST FLOOR
30.8 SQ M / 331 SQ FT



SECOND FLOOR
11.1 SQ M / 119 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.