





## 88 Mulehouse Road

Crookes • Sheffield • S10 1TB

Guide Price £240,000 - £250,000

Located in the heart of Crookes is an attractive 3-bedroom stone fronted terraced house. Offering flexible accommodation over 3 levels including a spacious ensuite bathroom on the second floor and generously proportioned dining kitchen leading to a cellar. Benefits from Farrow & Ball tones and luxury carpet, combination gas central heating, double glazing and an attractive, fully enclosed, landscaped rear garden with separate outhouse. Entering through a composite front door into a cosy lounge complemented by feature Victorian style fire surround, luxury wool carpet and Farrow & Ball décor. The generously proportioned dining kitchen overlooks the rear garden and provides cellar access. Fitted with white gloss fronted units, wood effect worktops and tiled splashbacks. Integrated appliances include John Lewis oven, gas hob and overhead extractor with space and plumbing for further freestanding appliances and ample space for a dining table. The first-floor features 2 beautifully presented bedrooms, a front facing double with woollen carpet and contrasting walls and to the rear a neutrally presented bedroom overlooking the garden. The partially tiled shower room is equipped with walk in shower, WC and hand wash basin. Stairs rise to offer a spacious 2nd floor double bedroom incorporating generous ensuite bathroom with Velux window. Externally is a forecourt and communal passageway leading to a fully enclosed, landscaped rear garden and Indian stone patio with separate outhouse, creating ideal storage solutions. 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. Freehold Council Tax band A, EPC Rating D.



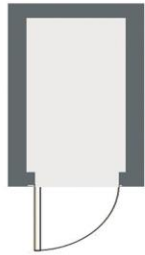
- Stone Fronted Terraced House
- Located in Heart of Crookes
- 3 Bedrooms & Modern Shower Room
- Arranged Over 3 Levels
- Second Floor Ensuite Bathroom
- Generous Dining Kitchen & Cellar
- Combination Boiler & Double Glazing
- Attractive Enclosed Rear Garden & Outhouse
- Freehold
- Council Tax Band A, EPC Rating D

# 88 MULEHOUSE ROAD

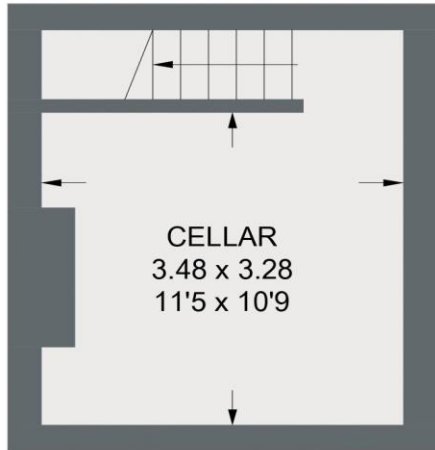
APPROXIMATE GROSS INTERNAL AREA = 88.7 SQ M / 954 SQ FT

CELLAR = 14.8 SQ M / 159 SQ FT

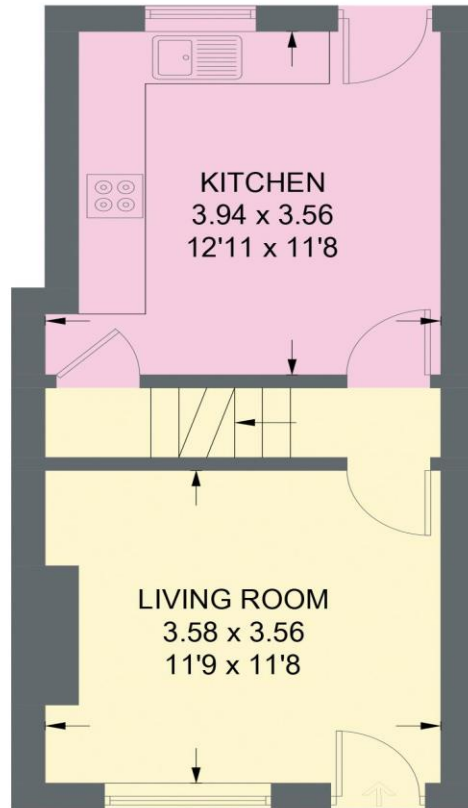
TOTAL = 103.5 SQ M / 1113 SQ FT



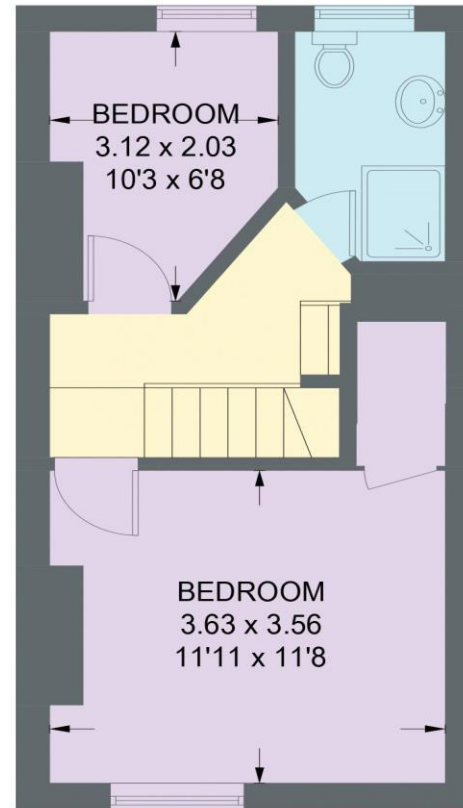
**OUTHOUSE**



**CELLAR**  
14.8 SQ M / 159 SQ FT



**GROUND FLOOR**  
30 SQ M / 323 SQ FT



**FIRST FLOOR**  
30.7 SQ M / 330 SQ FT



**SECOND FLOOR**  
28 SQ M / 301 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.