







1 Tinker Lane

Crookes • Sheffield • S10 1SE

Guide Price £395,000 - £415,000

Overlooking Bolehills in Crookes, S10 is a deceptively spacious 5-bedroom semi-detached family home. Arranged over 3 levels incorporating 5 bedrooms, 2 bathrooms and 2 reception rooms with sliding patio doors creating a seamless link with the enclosed rear garden. The ground floor comprises of a neutrally presented bay windowed lounge complemented by laminate floor and multifuel stove upon a slate heath. Overlooking the landscaped rear garden with patio doors providing direct access is a spacious dining room with adjoining kitchen. Fitted with wooden units, contrasting worktops and tiled splashbacks. There is a space with plumbing for a range of freestanding appliances. The first floor features a double bedroom with pleasant garden views and built in wardrobes, and overlooking Bolehills are a further 2 bedrooms. Also on this level is a modern shower room and built in utility cupboard housing the washing machine and tumble dryer. Stairs rise to the second floor creating a further 2 light and airy bedrooms with a pleasant outlook and separate bathroom equipped with 3-piece white suite. Externally a driveway provides off street parking with side gate leading to a generous landscaped rear garden and patio with pergola, creating a seamless link with the dining kitchen. The property is well-placed for local shops and amenities in Broomhill and Crookes, with a growing cafe culture, a variety of restaurants, public transport, recreational facilities and access to the city centre, hospitals and universities. There is also a number of excellent local schools including Lydgate Junior School, Tapton School, King Edward VII School and numerous other private schools. A 10-15 minute drive also takes you to the Peak District.





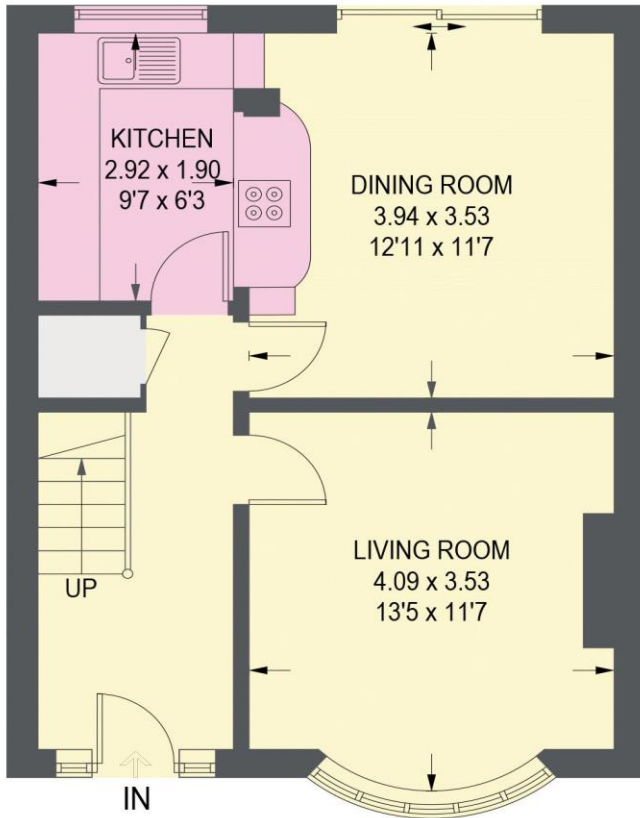
- Deceptively Spacious Semi Detached Property
- 5 Bedrooms & 2 Bathrooms
- Arranged Over 3 Levels
- Lounge with Multifuel Stove
- Generous Dining Room with Patio Doors

- Views Overlooking the Bolehills
- Driveway Providing Off Street Parking
- Enclosed Rear Garden & Patio with Pergola
- Freehold
- Council Tax Band C, EPC Rating TBC

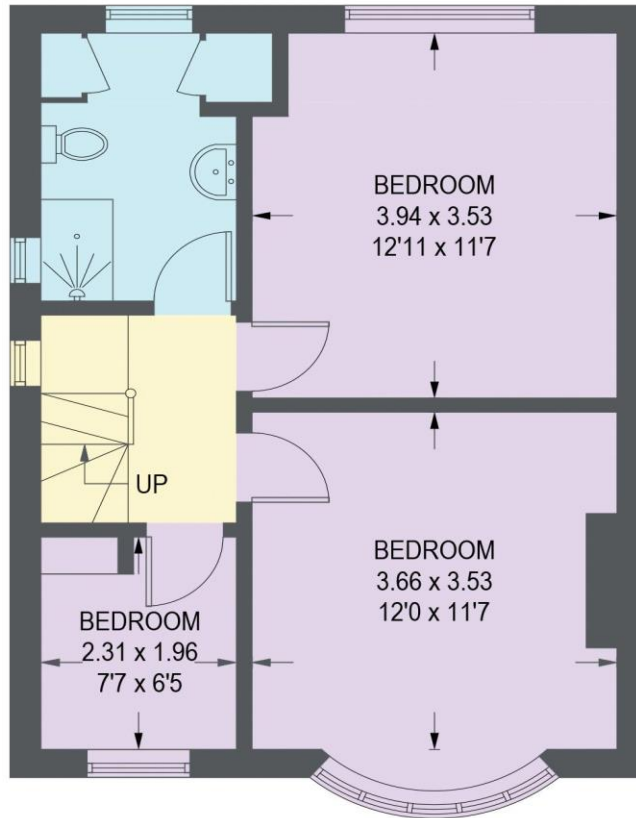


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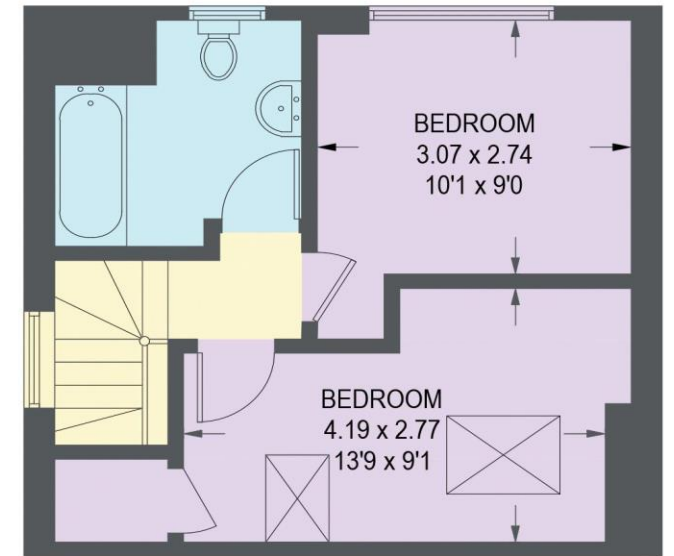
APPROXIMATE GROSS INTERNAL AREA = 120.2 SQ M / 1294 SQ FT



GROUND FLOOR
44.5 SQ M / 479 SQ FT



FIRST FLOOR
44.1 SQ M / 475 SQ FT



SECOND FLOOR
31.6 SQ M / 340 SQ FT

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



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