







59 Mona Road

Crookes • Sheffield • S10 1NG

Asking Price £285,000

A larger sized, 3 double bedroom, stone built, bay windowed, attractive terraced property in Crookes, S10. Offering flexible accommodation arranged over 3 levels, featuring combination gas central heating, double glazing and raised lawn to the rear. No Chain. The side entrance door from the shared passageway leads to a light and airy bay fronted lounge complemented by neutral walls, laminate floor and log burning stove upon a tiled hearth with shelving to the alcoves. The dining kitchen has pleasant garden aspect and cellar access with space for a dining table. The Brookman's kitchen is fitted with neutral units, contrasting worktops and colourful tiled splashbacks with space for freestanding appliances. An off-shoot utility room creates additional storage, plumbing for a washing machine and rear door access. The first-floor features 2 double bedrooms, at the rear overlooking the garden and a generously sized front bedroom with walk in closet, both presented in fresh neutral colours and recently laid carpet. The offshoot bathroom is equipped with 3-piece suite and overhead rainfall shower. Stairs rise to offer an impressive second floor double bedroom flooded with natural light courtesy of Velux window. Externally is a raised forecourt and communal passageway leading to a raised lawn filled with established planting and hardstanding patio. Mona Road is ideally located close to reputable local schools, the shops, bars, pubs, cafes and restaurants in Crookes and Crookesmoor. There are excellent transport links to the city centre and is close to the universities and hospitals.





- Larger Sized, Stone Terraced House
- 3 Double Bedrooms
- Popular Location in Crookes, S10
- Spacious Dining Kitchen & Separate Utility
- Lounge with Log Burning Stove

- Light & Airy Neutral Accommodation
- Arranged Over 3 Levels
- Raised Rear Lawn with Established Planting
- Freehold & No Chain
- Council Tax Band B, EPC TBC



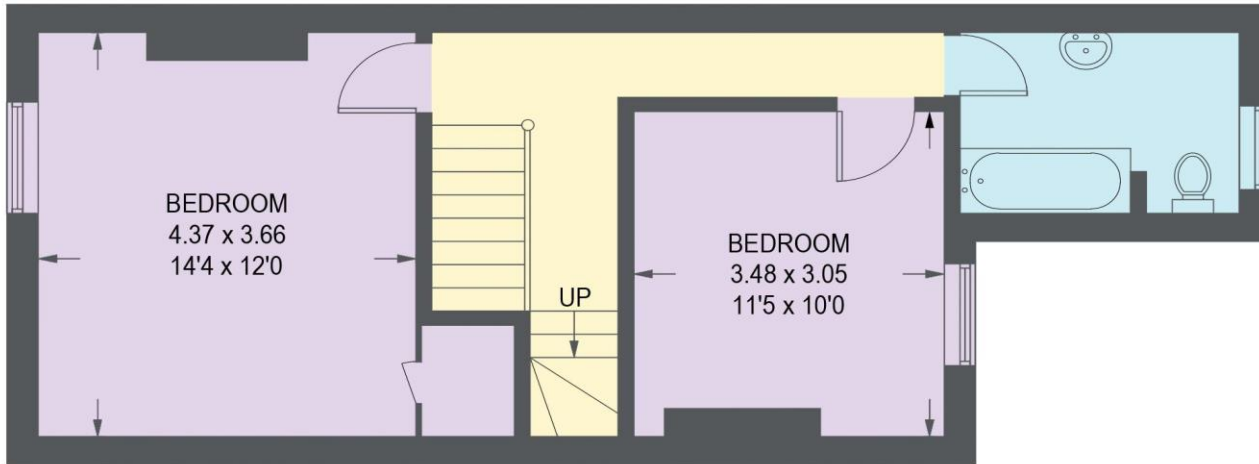


59 MONA ROAD

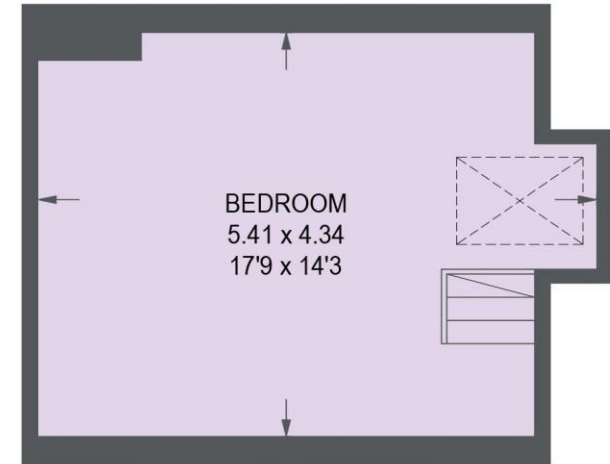
APPROXIMATE GROSS INTERNAL AREA = 105.1 SQ M / 1131 SQ FT

CELLAR = 17.4 SQ M / 187 SQ FT

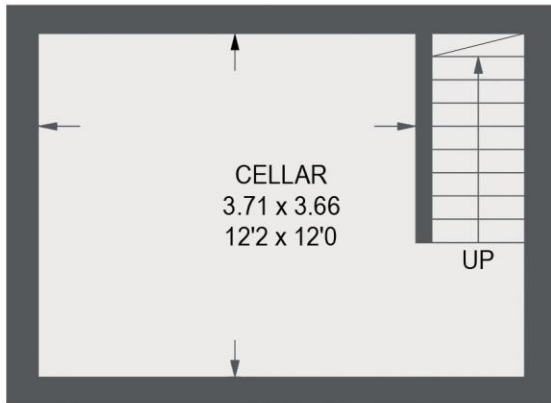
TOTAL = 122.5 SQ M / 1318 SQ FT



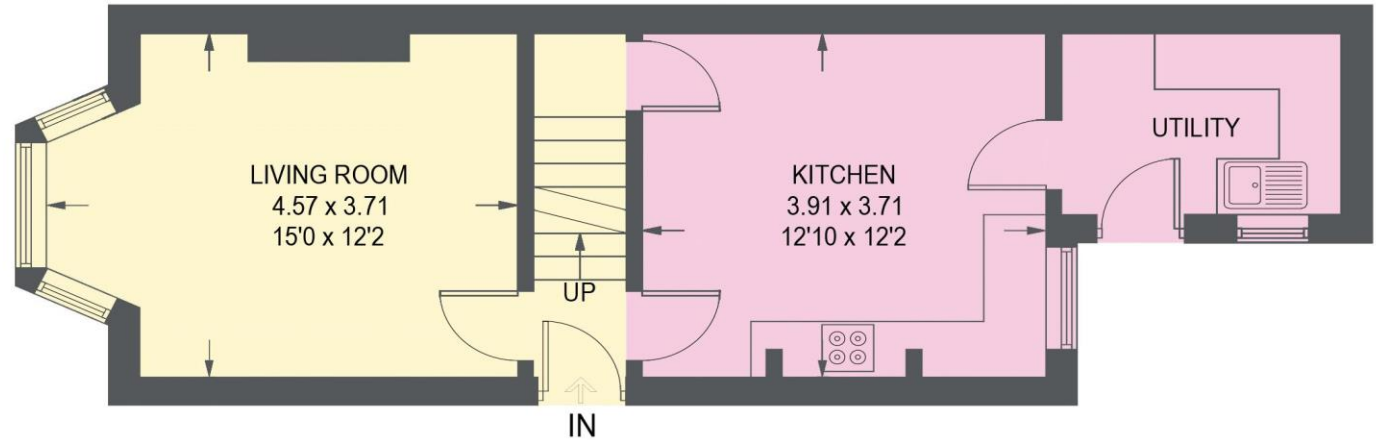
FIRST FLOOR = 43.6 SQ M / 469 SQ FT



SECOND FLOOR = 21.7 SQ M / 233 SQ FT



**CELLAR
17.4 SQ M / 187 SQ FT**



**GROUND FLOOR
39.8 SQ M / 428 SQ FT**

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



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