







86 Duncan Road

Crookes • Sheffield • S10 1SP

Offers in Excess of £325,000

Located in the heart of Crookes S10, is this attractive 3-bedroom semi-detached property. Improved by recent owners to include fully renovated architect designed kitchen and re-landscaped rear garden. Popular location with excellent transport links to the city centre, universities and hospitals. The ground floor comprises of a spacious, bright and airy bay fronted lounge complemented by neutral décor and new flooring. With pleasant garden views is a beautiful kitchen optimising all the space available, fitted with 2 tone shaker style units and quartz worktops. Integrated appliances include oven, gas hob, fridge freezer, dishwasher and washing machine. A side porch provides storage and alternative access, also housing the combination boiler. The first floor features 3 bedrooms, 2 double rooms and a smaller third office/children's room presented with a neutral palette, carpet and built in storage. The main bedroom is complemented by contemporary shaker style fitted wardrobes in bold modern tones. The bathroom is equipped with a traditional 3-piece white suite, overhead shower and tiled walls. Externally a forecourt with raised beds and established hedging creates privacy from the road. Through gates is a landscaped lawn and patio, providing a safe, private outdoor space, complemented by established attractive planting. Duncan Road 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.



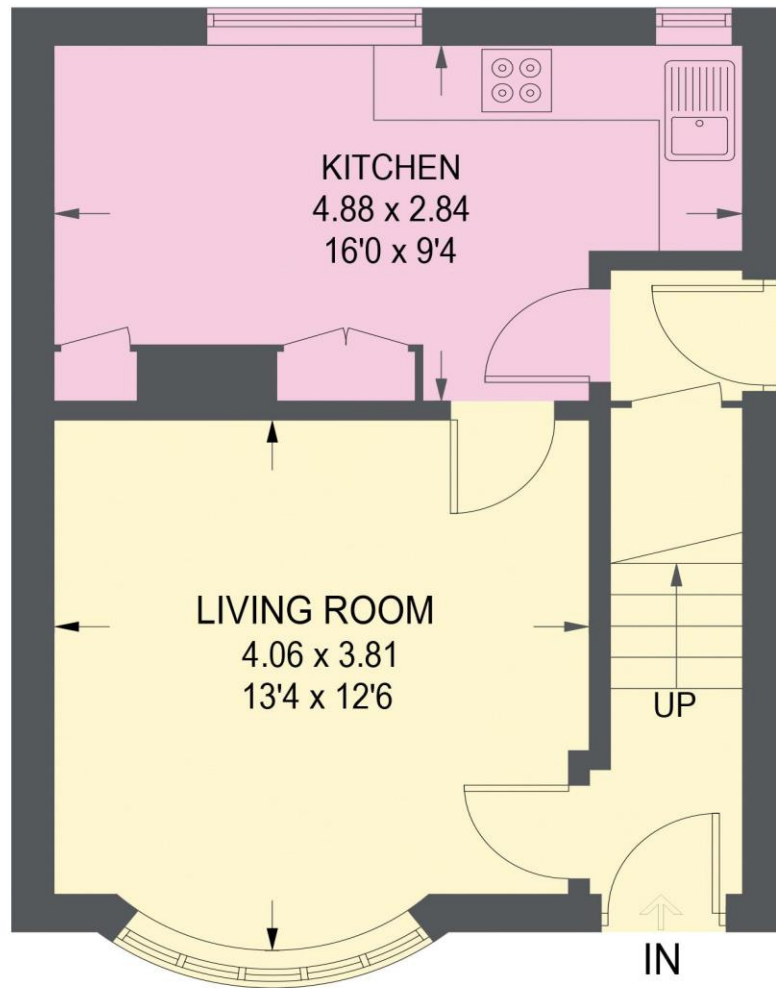


- Attractive Semi Detached Property
- 3 Bedrooms & Modern Bathroom
- Located in the Heart of Crookes
- Improved by Recent Owners
- Architect Designed Kitchen
- Light & Airy Accommodation
- Combination Boiler & Double Glazing
- Landscaped Rear Garden
- Leasehold 800 years 24/06/1934 £3pa
- Council Tax Band C, EPC TBC

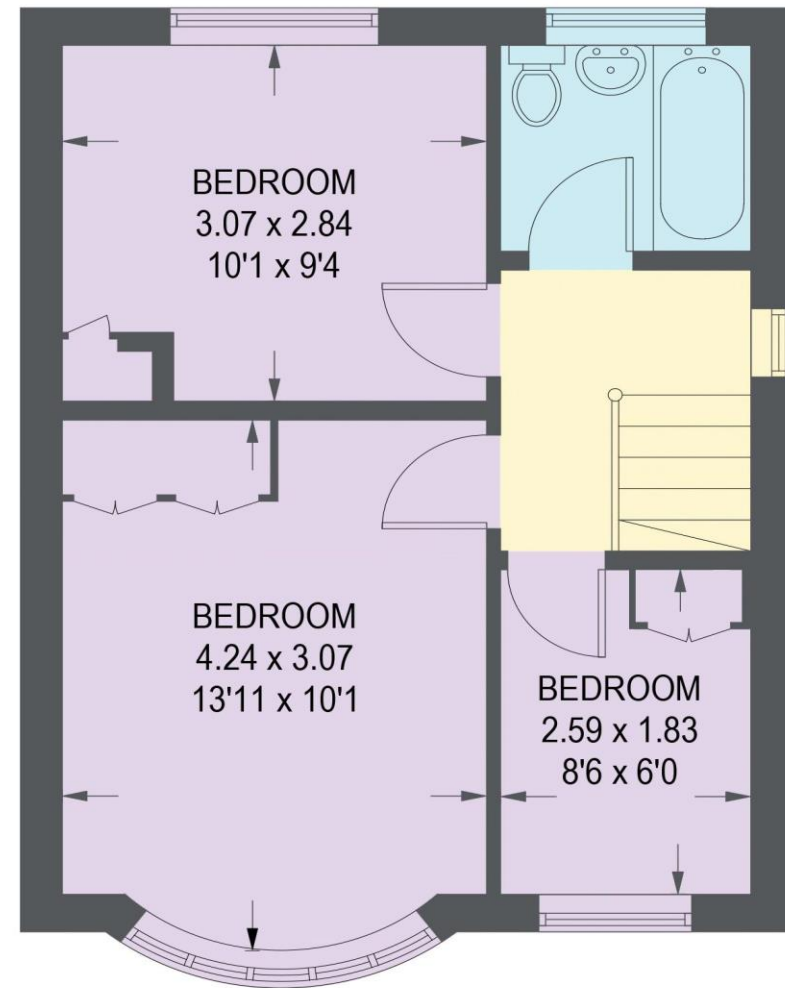


86 DUNCAN ROAD

APPROXIMATE GROSS INTERNAL AREA = 69 SQ M / 742 SQ FT



GROUND FLOOR
34.6 SQ M / 372 SQ FT



FIRST FLOOR
34.4 SQ M / 370 SQ FT

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



haus

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