

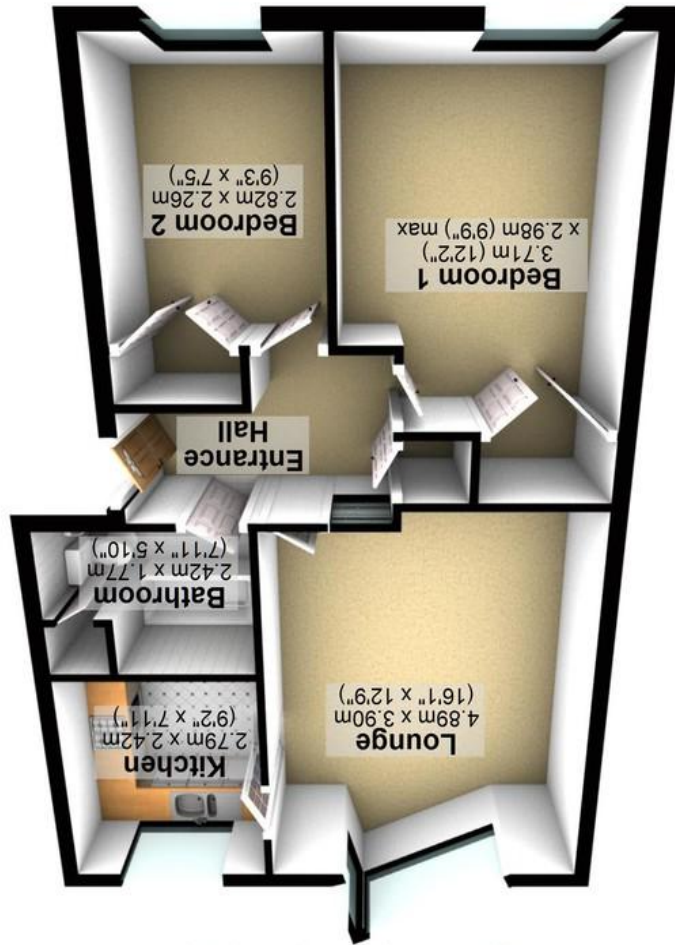
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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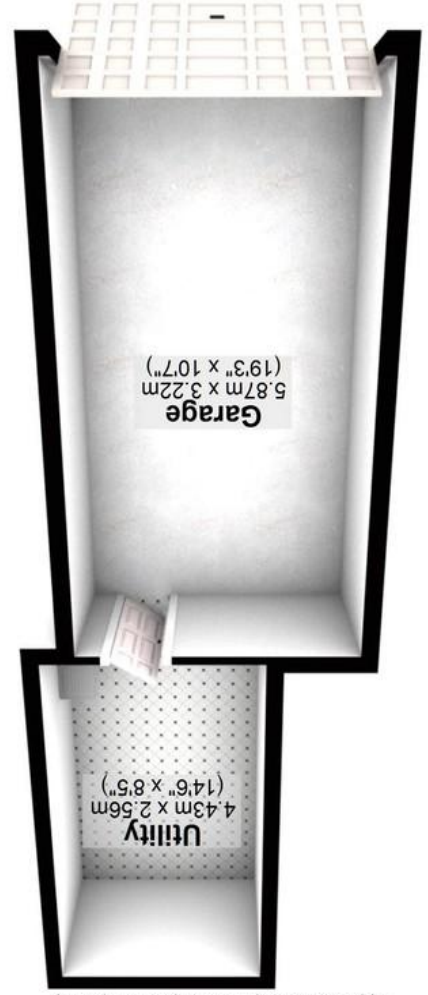
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	74
Potential	76

All measurements are approximate
Plan produced using PlanItP

Total area: approx. 87.1 sq. metres (937.9 sq. feet)



Ground Floor
Approx. 56.7 sq. metres (610.3 sq. feet)



Garage
Approx. 30.4 sq. metres (327.6 sq. feet)





170 Stannington View Road | Crookes | Sheffield | S10 1SS

Property Tenure: Leasehold

Quietly tucked away on this no through road in the very heart of ultra popular Crookes is this tastefully presented and very well proportioned, two bed roomed, first floor apartment. Enjoying some truly fabulous views to the rear over the Rivelin valley and beyond together with the hinge added bonus of a larger than average garage running underneath the apartment that also doubles up as storage and a utility area. Offered to the open market with the benefit of no upward chain and immediate vacant possession this incredibly light and spacious property will sure to be of interest to the first time buyer, professional couple, investor or those looking to down size in equal measures. Positioned within a short stroll of numerous local amenities within the fashionable shopping area that offers an array of independent cafes, eateries and shops together with central Sheffield, universities, hospitals and of course The Peak District are all close by.



PROPERTY FEATURES

- TWO BEDROOMED FIRST FLOOR APARTMENT
- FABULOUS VIEWS OVER THE VALLEY TO THE REAR
- TOWARDS THE TOP OF THIS QUIET RESIDENTIAL ROAD
- LARGE GARAGE WITH ADJOINING UTILITY ROOM
- AVAILABLE WITH NO UPWARD CHAIN AND VACANT POSSESSION
- HEART OF ULTRA POPULAR CROOKES
- SHORT STROLL TO OPEN FIELDS AND THE NUMEROUS LOCAL AMENITIES ON THE HIGH STREET
- PERFECT FOR A FIRST BUY PROFESSIONAL COUPLE DOWN SIZING
- SPACIOUS AND INCREDIBLY LIGHT THROUGHOUT
- LEASEHOLD WITH 145 YEARS

