



60 Cruise Road, Sheffield, S11 7EF

Located on this extremely sought after road within a stones throw of both Endcliffe and Bingham Parks is this beautifully presented three bedroomed bay windowed mid terrace property. Having been re roofed in the last 12 months the property has the benefit of the passageway on the first and second floors and offers deceptively spacious accommodation. Improved by the current owners with style and flair the accommodation comprises; side entrance lobby, bay windowed sitting room with cast iron multi fuel stove and stylish breakfast kitchen with a range of integrated appliances. To the first floor, master bedroom with en suite shower room, bedroom two and lovely family bathroom. To the second floor, studio bedroom with large walk in wardrobe. No 60 has gas fired combination central heating, UPVC double glazing and storage cellar. Excellent nearby amenities and sought after local school catchment.

Offers Around £265,000

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The Accommodation Comprises

UPVC side entrance door with double glazed obscured top section opens through in to the

Entrance Lobby

Having wood flooring, staircase with handrail rising to the first floor, door to the breakfast kitchen and panelled door opens through in to the

Bay Windowed Sitting Room

A lovely reception room that has a front facing walk in UPVC double glazed bay window, wood flooring, tubular radiator, coving, recess lighting and an exposed brick chimney breast with inset cast iron multi fuel stove.

Lovely Breakfast Kitchen

Fitted with a range of Shaker style wall and base units, quartz work surfaces, tiled splash backs, pelmet lighting and inset Blanco sink and drainer with swan neck mixer tap set beneath a rear facing UPVC double glazed window. Wood effect flooring, space for table, vertical tubular radiator, recess lighting, space and point for Range cooker with Rangemaster extractor set over. Integrated dishwasher and fridge freezer, rear facing UPVC door with double glazed obscured top section and cupboard housing the wall mounted Ideal gas fired combination central heating boiler which has been annually serviced and remains under its

Manufacturers Warranty. Door to the

Cellar Head

Having plumbing for washing machine and steps down to a single front cellar which houses the meters.

From the entrance lobby staircase with handrail rises to the

First Floor Landing

Having staircase that rises to the second floor and doors to all first floor rooms.

Master Bedroom

A good sized double bedroom that has a front facing UPVC double glazed window, radiator, recess lighting and door to the

En Suite Shower Room

With suite in white comprising of dual flush WC and pedestal wash hand basin. Corner shower cubicle with chrome shower, tiled floor, part tiled walls, extractor, recess lighting and radiator.

Bedroom Two

A good sized second bedroom having a rear facing UPVC double glazed window, radiator and recess lighting.

Bathroom

Refurbished with style with suite in white comprising of pedestal wash hand basin, low flush WC and shower bath with glazed shower screen and chrome fixed shower set over. Tiled floor, part tiled walls, heated towel rail / radiator, recess



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lighting and a rear facing UPVC double glazed obscured window.

From the first floor landing staircase rises to the

Second Floor

Which comprises of

Studio Bedroom Three

A superb studio bedroom that has front and rear facing Velux windows, radiator and access to a large walk in wardrobe which could be converted in to an en suite shower room.

Outside

To the front forecourt area, side passageway and a rear courtyard garden with entertaining area and artificial grass lawn.

Viewing

Contact Evans Lee on (0114) 230 96 44 or info@evanslee.co.uk



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60 CRUISE ROAD

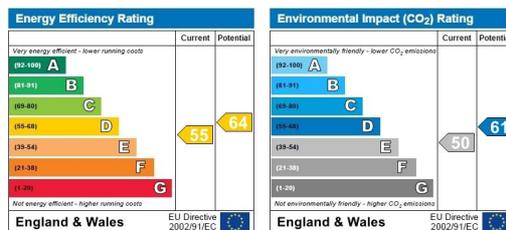
APPROXIMATE GROSS INTERNAL AREA = 93.4 SQ M / 1005 SQ FT
 CELLAR = 16.9 SQ M / 182 SQ FT
 TOTAL = 110.3 SQ M / 1187 SQ FT



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

Directions

Head up Oakbrook Road away from Endcliffe Park turn right on to Cruise Road and you will locate No 60 on the left hand side.



Property Misdescriptions Act

This brochure has been prepared under the guidelines of The Consumer Protection from Unfair Trading Regulations 2008 and subsequently approved by the vendor. However, we would strongly recommend that any potential purchaser carries out their own investigations as to the accuracy of the information provided, prior to purchase.

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