

# Saxton Mee



Providence Road Walkley Sheffield S6 5BH  
Price Guide £385,000

## Providence Road

Sheffield S6 5BH

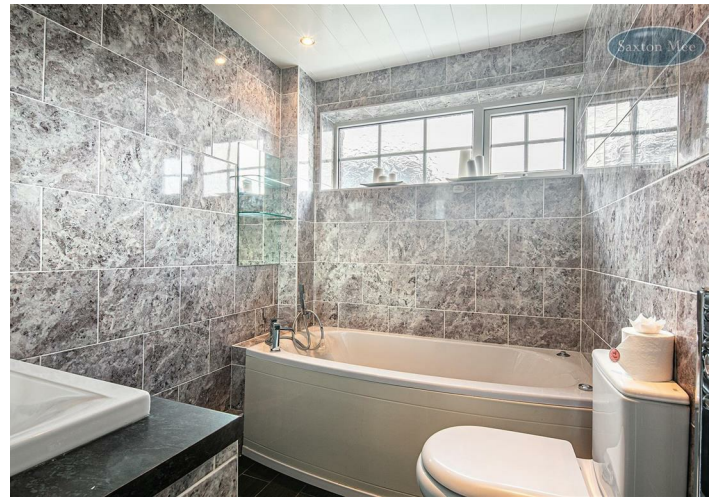
Price Guide £385,000

GUIDE PRICE £385,000-£400,000 \*FREEHOLD \*AMPLE OFF-ROAD PARKING \*

Enjoying panoramic views is this four bedroom, two bathroom detached property which benefits from a driveway providing off-road parking for four cars, uPVC double glazing and gas central heating. Situated on this sought after residential road, the property is located within close proximity to South Road along-with excellent public transport links and easy access to Sheffield City Centre. In brief, the well presented living accommodation comprises: uPVC entrance door which opens into the spacious kitchen and dining room. The kitchen has a range of wall, base and drawer units with complementary work surfaces which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, microwave, dishwasher, washing machine and a fridge freezer. Useful under stair storage cupboard. A door then opens into the well proportioned lounge, this bright and airy space has dual aspect windows and patio doors which open onto the garden. The focal point of the room is the gas fire set in a feature fireplace. A door then opens into the entrance lobby with a front door and under stair storage cupboard. A staircase rises to the first floor landing with access into the four bedrooms and the family bathroom. Three of which are double in size. Bedroom two benefits from an ensuite shower room with WC and wash basin set in a vanity unit. The main bathroom comes with a modern three piece suite including bath with overhead shower, WC and wash basin set in a vanity unit.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- FOUR BEDROOMS/TWO BATHROOMS
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- PANORAMIC VIEWS
- FANTASTIC LOCATION
- EXCELLENT AMENITIES CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- PUBLIC TRANSPORT LINKS





## OUTSIDE

There is a driveway accessed off Fern Road with off-road parking for four cars, this continues down the side of the property to where you will find a lawn.

## LOCATION

Located in one of the S6's most sought after residential areas within close proximity to all that South Road has to offer, including independent delicatessens, ASDA supermarket and bakeries. Local dentist and pharmacy. Excellent transport links.

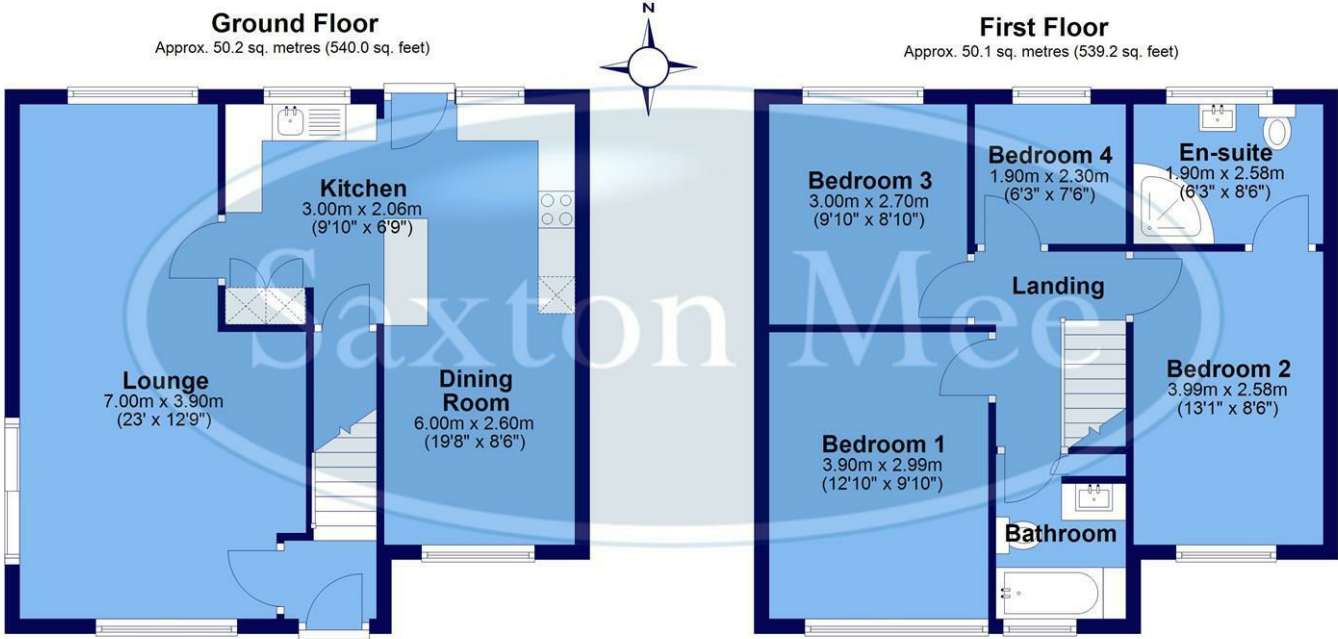
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

## VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



**Total area: approx. 100.3 sq. metres (1079.2 sq. feet)**

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Hillsborough  
Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(15-10)	G		
Not energy efficient - higher running costs		70	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		67	81
England & Wales		EU Directive 2002/91/EC	