

Saxton Mee

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Tinker Lane Walkley Sheffield S6 5EA
Offers Around £350,000



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**** FREEHOLD **** Situated in this sought after location enjoying a stunning outlook over Rivelin Valley and towards Bradfield is this three double bedroom detached property which benefits from a driveway, garage, uPVC double glazing, gas central heating and comes with the added advantage of two occasional rooms which could be converted (subject to the necessary planning consent). In brief, the living accommodation comprises uPVC door which opens into the extended porch. A further uPVC door then opens into the generously proportioned lounge with dual aspect windows allowing lots of natural light. The lounge flows into the open plan kitchen and dining room. The kitchen has a range of wall, base and drawer units. A solid wood work top incorporates the pot sink with mixer tap. There is space for a Range cooker and fridge freezer along with integrated dishwasher. Breakfast bar area. The dining room takes in the fantastic views, while the focal point is the large cast iron multi-fuel stove. A door then opens into the integral garage with an up and over door, a separate WC off and houses the gas boiler. Pull down loft ladders give access to two occasional attic rooms. From the lounge, a staircase descends to the lower ground floor with access into the three good size bedrooms and the shower room. The master has space for bedroom furniture. Double bedroom two enjoys the stunning outlook. Bedroom three benefits from fitted wardrobes and is currently used as a home office. There is access into the extended conservatory, perfect for enjoying the fantastic views. The spacious shower room has a walk-in shower, WC and wash basin.

- VIEWING IS A MUST!
- STUNNING VIEWS OVER RIVELIN & TOWARDS BRADFIELD
- WEST FACING GARDEN
- VERSATILE LIVING WITH OCCASIONAL ROOMS, RIPE FOR CONVERSION (SUBJECT TO PLANNING)
- DRIVEWAY & INTEGRAL GARAGE
- LOUNGE & KITCHEN/DINER
- FANTASTIC LOCATION
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS





OUTSIDE

To the front is a driveway providing off-road parking for one car, this leads to the integral garage. Shared access down the side of the property leads to the west facing rear garden. Green house.

LOCATION

Regular public transport to Walkley, Meadowhall and Crookes. Close to Hallamshire Hospital, University, Weston Park, Stannington and Rivelin. Excellent amenities in Walkley and Crookes including local shops, cafes and public houses. Excellent local school catchment.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

VALUER

Greg Ashmore MNAEA

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. 141.0 sq. metres (1517.3 sq. feet)

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(81-91) A	
(81-91) B		(61-80) B	
(69-80) C		(55-60) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
65	77		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC