



Springvale Walk Upperthorpe Sheffield S6 3GY  
Offers Around £150,000



## Springvale Walk

Sheffield S6 3GY

Offers Around £150,000

**\*\* NO CHAIN \*\* SOUTH FACING GARDEN \*\*** Situated in the ever popular area of Upperthorpe is this two bedroom terrace property, which is within close proximity to the city centre, hospitals and universities along with the many excellent local amenities close-by including supermarkets, public transport links, cafe's, shops and restaurants. The property has been well kept by the current owners but is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. The property has gardens to both the front and rear and benefits from uPVC double glazing and gas central heating. In brief, the living accommodation briefly comprises, front door which opens into the entrance hallway which in turn leads into the dining area. There is access into the kitchen and lounge. The lounge has a bay window allowing natural light along with a feature fireplace. The kitchen has a range of wall, base and drawer units with complementary worktops which incorporate the sink and drainer. The is space for an oven and plumbing for a washing machine. From the entrance hall, a staircase rises to the first floor landing with access into the two bedrooms, a WC and the bathroom. Both bedrooms are good size doubles with space for furniture. The bathroom has a bath with overhead shower and wash basin.

- EARLY VIEWING ADVISED
- FIRST TIME BUYER OR INVESTMENT OPPORTUNITY
- TWO DOUBLE BEDROOMS
- LOUNGE WITH BAY WINDOW
- GARDENS TO BOTH THE FRONT & REAR
- POPULAR RESIDENTIAL AREA
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- LOCAL SCHOOLS & AMENITIES
- PUBLIC TRANSPORT LINKS







## OUTSIDE

Enclosed gardens to both the front and rear.

## LOCATION

Located in the ever popular area of Upperthorpe, which is within close proximity to the city centre, hospitals and universities. There are many excellent local amenities close by including supermarkets, public transport links, cafe's, shops and restaurants. The property falls into the reputable school catchment area for Netherthorpe primary school and Tipton secondary school.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

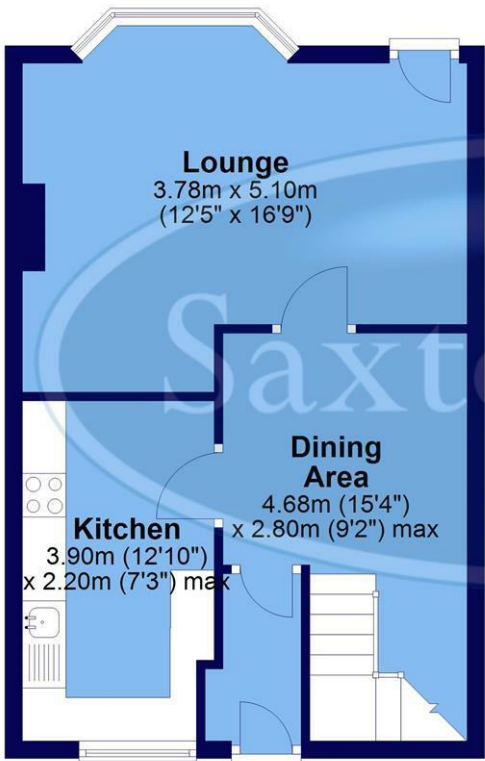
## VALUER

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.

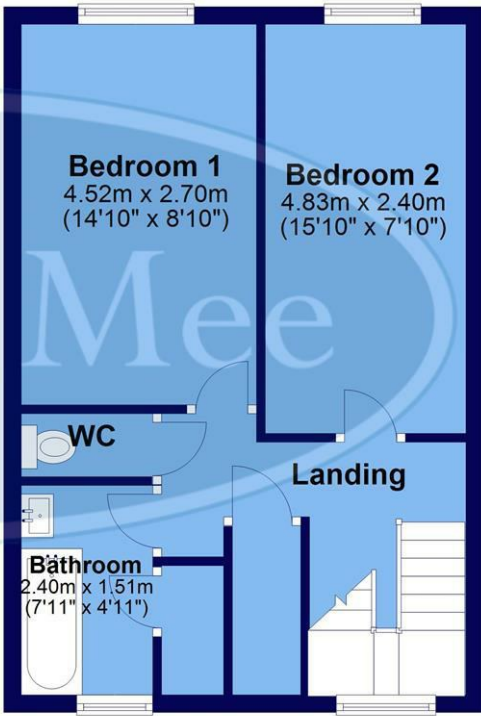
## Ground Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



**Total area: approx. 79.7 sq. metres (858.4 sq. feet)**  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		74	87
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		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		
		74	86
England & Wales		EU Directive 2002/91/EC	