

Saxton Mee



South Road Walkley Sheffield S6 3TF
Price Guide £200,000

South Road

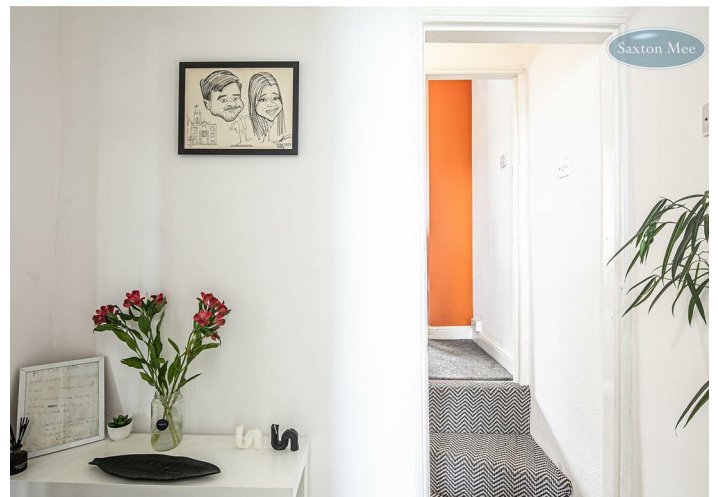
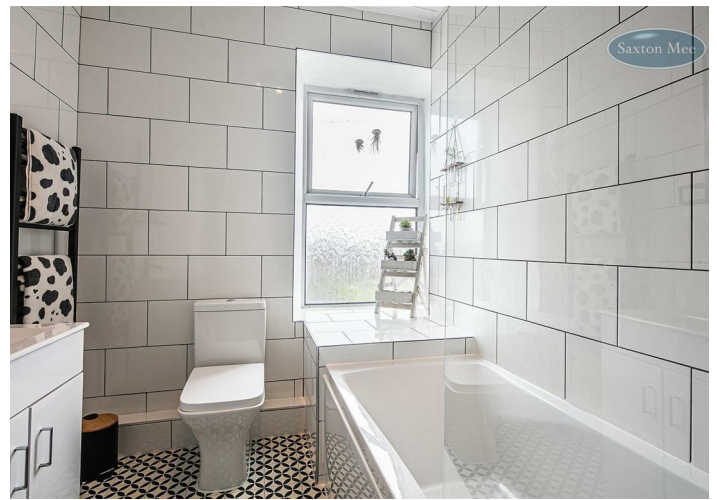
Sheffield S6 3TF

Price Guide £200,000

GUIDE PRICE £200,000-£210,000 Situated on this popular residential road is this stone built, two bedroom terrace property which enjoys a rear garden and benefits from uPVC double glazing and gas central heating with a newly installed efficient combi-boiler. Ideally located for all that South Road has to offer and with excellent public transport links and easy access to Crookes as well as Sheffield City Centre, universities and hospitals. Enjoying a host of original features, the well-presented living accommodation comprises, front entrance door which opens into the lounge with a picture rail, ceiling to coving, original floor boards, while the feature fireplace is the focal point of room. A door then opens into the inner lobby with access into the kitchen/diner which has a range of units with a complementary worktop which incorporates the sink, drainer and the four ring hob. Integrated appliances include an electric oven along with housing and plumbing for a washing machine and space for a fridge freezer. A lovely feature is the original dresser style cupboard. There is access to the rear garden and the cellar head with steps descending to the cellar being of similar size to the lounge. From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. Bedroom one to the front is a good size double with a high ceiling and ample space for furniture. Bedroom two to the rear aspect has a useful fitted cupboard. The well-appointed bathroom, installed recently, has a white three piece suite including bath with overhead shower, wash basin with vanity unit and is fully tiled. The attic is spacious and offers great potential for conversion to a further bedroom and en suite.

- EARLY VIEWING ADVISED
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- TWO BEDROOMS
- MODERN BATHROOM
- LOUNGE & KITCHEN/DINER
- CELLAR
- POPULAR LOCATION WITH AMENITIES ON THE DOOR STEP
- SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the rear is a garden which has a lawn with planted beds, patio area and access to a brick built outbuilding

LOCATION

Located in one of the area's popular residential areas with all that South Road has to offer, including independent delicatessens, ASDA supermarket and bakeries. Local dentist and pharmacy. Excellent public transport links. Easy access to all the amenities in Hillsborough as well as Sheffield City Centre, universities and hospitals.

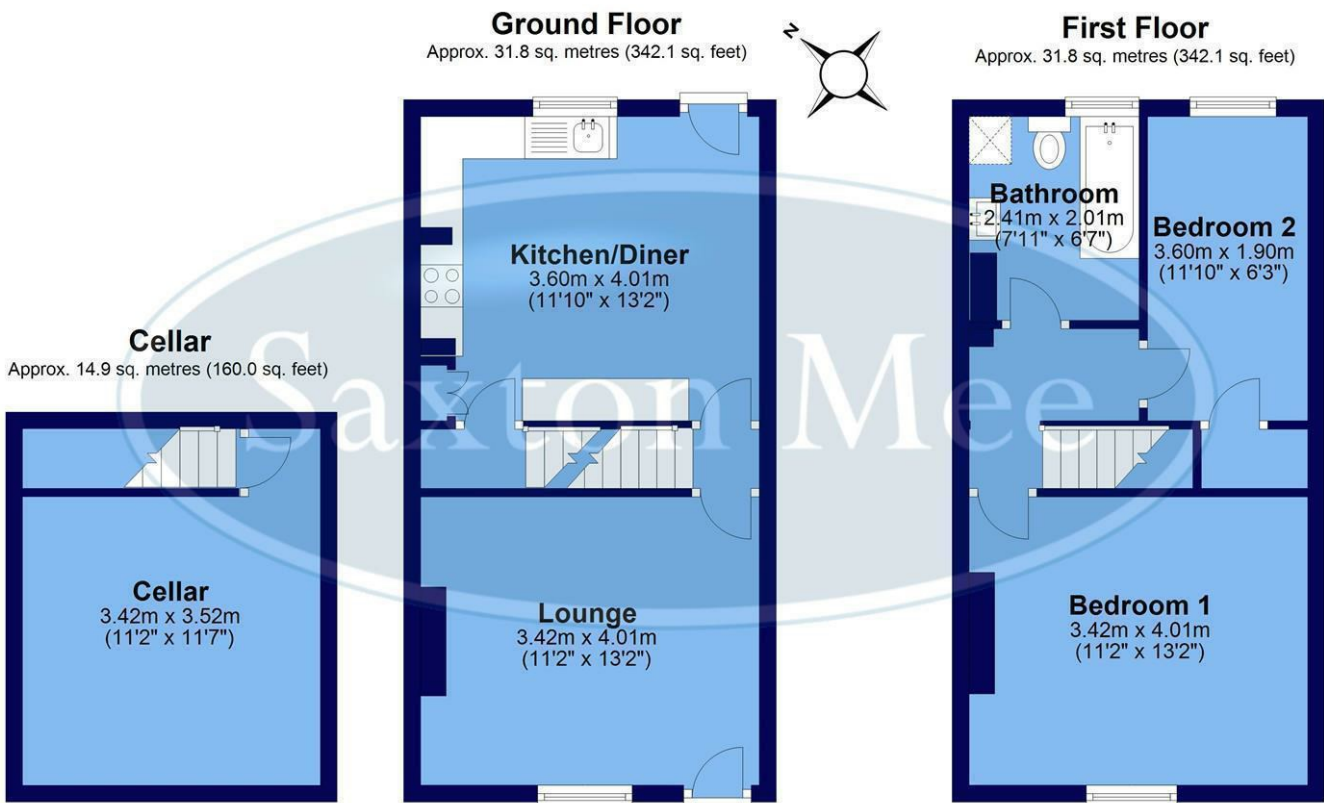
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1871. The property is 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.



Total area: approx. 78.4 sq. metres (844.2 sq. feet)
392 south road, Sheffield

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
 82 Middlewood Road, Sheffield S6 4HA
 462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	90	62

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