



Waller Road Walkley Sheffield S6 5DQ
Offers Around £260,000

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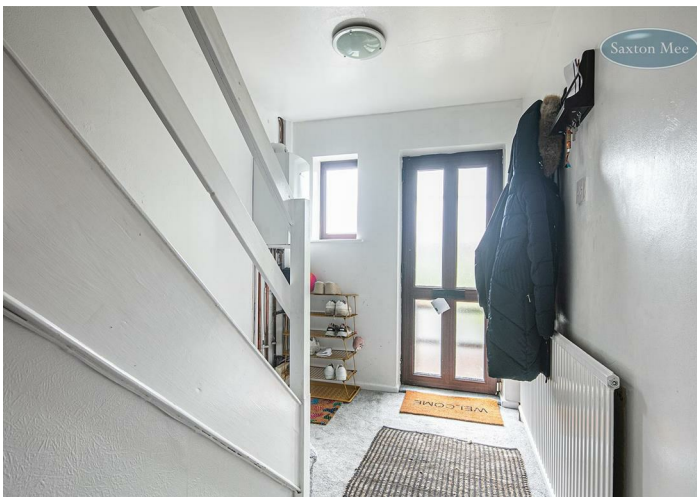
**** NO CHAIN**FABULOUS VIEWS**DETACHED HOUSE**SINGLE GARAGE**** Occupying an elevated position perfect for enjoying the impressive views is this three bedroom detached property which has a private rear garden, a garage, uPVC double glazing and gas central heating. The property is located in the popular residential area of Walkley with excellent local amenities nearby on South Road, regular public transport links along with easy access to Rivelin Valley offering excellent countryside walks and the Rivelin Valley Cafe.

In brief, the living accommodation comprises, front door which opens into the spacious entrance hall which houses the boiler and has space for coats and shoes. Access into the through lounge/dining room and the kitchen. The lounge/dining room has a dual aspect windows allowing lots of natural light, there is a serving hatch through to the kitchen and a brick feature fireplace. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. There is space for an oven, washing machine and fridge freezer. Rear entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master is a good size double and has fitted storage/open wardrobes. Double bedroom two enjoys the superb views towards Stanington and over Rivelin Valley. Bedroom three is a large single bedroom again enjoying the stunning views. The bathroom has a white suite with a bath with electric shower, WC and wash basin.

- NO ONWARD CHAIN
- THREE BEDROOM DETACHED PROPERTY
- ELEVATED POSITION ENJOYING STUNNING VIEWS
- THROUGH LOUNGE/DINING ROOM & SEPARATE KITCHEN
- PRIVATE REAR GARDEN
- POPULAR RESIDENTIAL AREA
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS
- MUST BE VIEWED TO BE APPRECIATED
- NEUTRAL DECOR





OUTSIDE

There is a single garage to the front and a tiered garden with well established plants and shrubs. To the rear is an extremely private garden with a patio and a timber shed.

LOCATION

The property is located in the popular residential area of Walkley with excellent local amenities nearby on South Road. Good regular public transport links. Easy access to Rivelin Valley offering excellent countryside walks and the Rivelin Valley Cafe. Easy access to Sheffield City Centre, Universities and Hospitals.

MATERIAL INFORMATION

The property is Leasehold with a term of 400 years running from the 25th March 1960.
The property is currently Council Tax Band B.

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

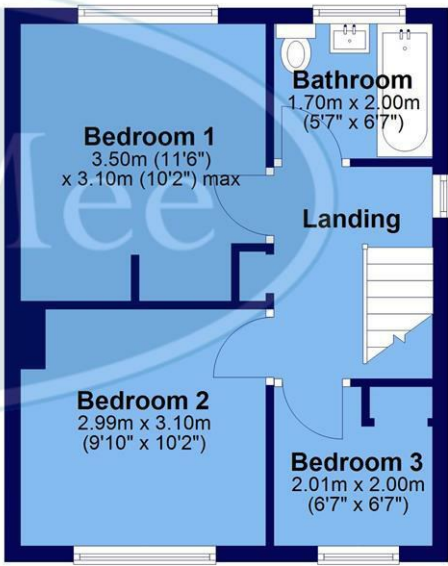
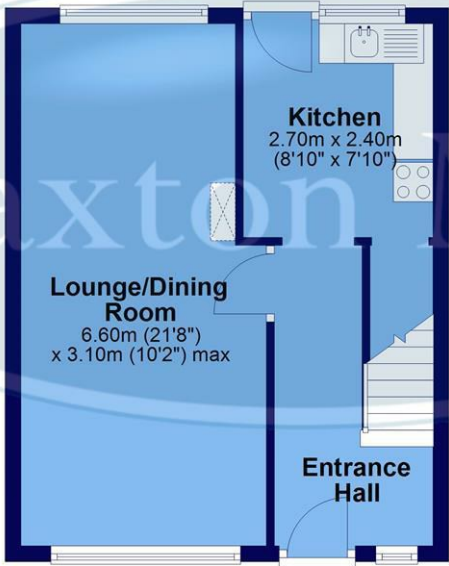
Approx. 34.3 sq. metres (369.5 sq. feet)

First Floor

Approx. 34.3 sq. metres (369.5 sq. feet)

Lowest Ground Floor

Approx. 15.0 sq. metres (161.8 sq. feet)



Total area: approx. 83.7 sq. metres (900.8 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	(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		65	81
	EU Directive 2002/91/EC		

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		64	80
	EU Directive 2002/91/EC		