

Saxton Mee



Carr Road Walkley Sheffield S6 2WY
Price Guide £230,000

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GUIDE PRICE £230,000 - £240,000 ** SOUTH FACING REAR GARDEN ** FREEHOLD ** Viewing is essential to appreciate this charming stone built two bedroom cottage/end of terrace which enjoys a fabulous south facing rear garden that is private having no through access for neighbouring properties. Dating back to the mid 1800's the property has been modernised by the current owner including a new kitchen and bathroom, new windows and doors, a new boiler, and tastefully redecorated throughout. In brief, the well presented living accommodation comprises a private entrance courtyard gives access to the front uPVC door which opens into the kitchen which has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include fridge freezer and electric oven along-with housing and plumbing for a washing machine. The original pine floorboards continue into the lounge/dining room with the centre piece being the exposed brick fire place with slate hearth. A door then opens to the cellar head with steps descending to the cellar which is extremely useful for dry storage. From the lounge, a door opens into a rear lobby with a composite entrance door and a staircase which rises to the first floor landing with access into the two double bedrooms and a well appointed bathroom. The master has a good sized walk-in dressing area. The bathroom comes with a white three piece suite including bath with overhead shower, WC and wash basin.

- STONE BUILT COTTAGE
- TWO DOUBLE BEDROOMS
- FANTASTIC SOUTH FACING GARDEN WITH NO THIRD PARTY ACCESS
- REFURBISHED BY THE CURRENT OWNER
- TASTEFULLY DECORATED THROUGHOUT
- NEW KITCHEN & BATHROOM
- SOUGHT-AFTER-LOCATION
- IDEAL FOR A SINGLE PERSON/COUPLE
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & CENTRAL HOSPITALS
- CCTV - USEFUL CELLAR STORAGE





OUTSIDE

Front forecourt. Shared access leads to the fantastic south facing rear garden with no third party access which includes a patio, lawn, garden shed and two greenhouses.

LOCATION

Carr Road is ideally located for the full range of excellent amenities in Walkley, Crookes and Hillsborough, including local shops and supermarkets, pubs and restaurants. Excellent public transport links provide easy access to the city centre, principle hospitals and universities. Good local schools.

MATERIAL INFORMATION

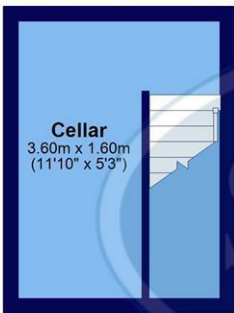
The property is Freehold and currently Council Tax Band A.

VALUER

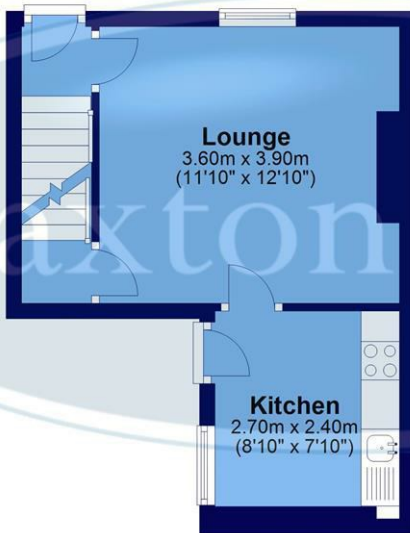
Greg Ashmore MNAEA

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.

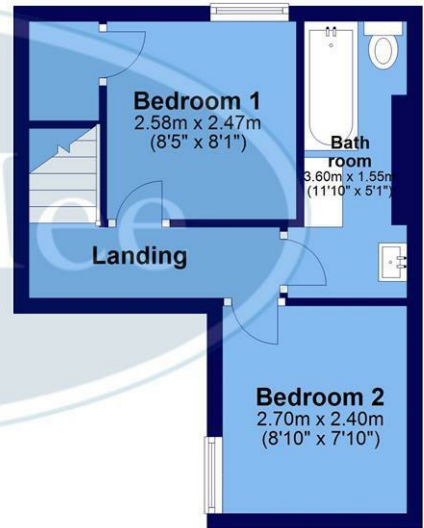
Cellar
Approx. 9.4 sq. metres (101.3 sq. feet)



Ground Floor
Approx. 24.4 sq. metres (262.9 sq. feet)



First Floor
Approx. 24.4 sq. metres (262.9 sq. feet)



Total area: approx. 58.3 sq. metres (627.1 sq. feet)

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

**Crookes
Hillsborough
Stocksbridge**

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

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-95) 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 | 60 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-95) 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 | | |