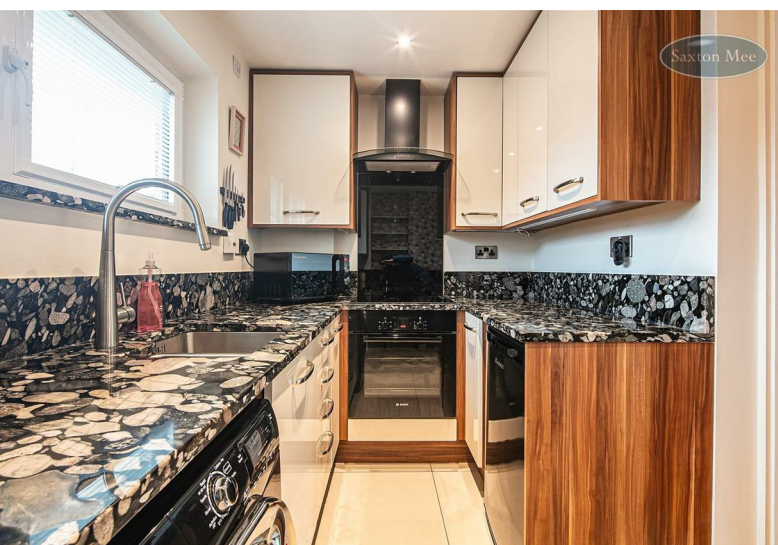


# Saxton Mee



Orchard Road Walkley Sheffield S6 3TS  
Price Guide £130,000



# Orchard Road

Sheffield S6 3TS

Price Guide £130,000

GUIDE PRICE £130,000-£140,000 \*\* NO CHAIN \*\* SECOND FLOOR APARTMENT  
\*\* Situated in this quiet cul-de-sac location is this spacious, beautifully appointed one/two bedroom apartment which benefits from uPVC double glazing and gas central heating. The property is situated in this popular residential area, having access to excellent local amenities in both Walkley and Crookes, including shops, pubs, cafes and restaurants. There are regular public transport links to Hillsborough shopping centre as well as central hospitals, Universities and the City Centre.

Tastefully decorated throughout, the living accommodation briefly comprises, private door which opens into the entrance hall with oak flooring and a useful fitted cupboard. Internal oak doors give access to the lounge, bedroom, office/nursery/bedroom and the bathroom. The lounge has oak flooring with a feature wall and south facing windows which have fitted privacy blinds. There is an opening into the kitchen which has a modern and contemporary range of high gloss units. Contrasting granite worktops incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a washing machine and under-counter fridge. The double bedroom has fitted wardrobes, oak flooring, feature wall paper and plantation shutters on the window. Versatile room which could be used as an office, very small bedroom or as useful storage space. The well appointed bathroom is fully tiled and has a towel rail radiator, fitted cupboard, wall mounted mirror with a light and a white three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- WELL PRESENTED ONE/TWO BEDROOM APARTMENT
- MODERN THREE PIECE SUITE BATHROOM
- GOOD SIZE LOUNGE
- MASTER BEDROOM WITH FITTED WARDROBES
- EXCELLENT LOCATION
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





**OUTSIDE**

To the exterior can be found well maintained communal gardens and drying area. Ample on street parking and communal car park.

**LOCATION**

Walkley is an incredibly popular district to the North West of Sheffield City Centre with easy access to Crookes, Broomhill, Hillsborough, and is in the right area to get quickly to the various hospitals and the main university campuses. With a local Asda supermarket on nearby South Road, some great local independent shops at Walkley and Crookesmoor, and being situated on a good bus route, there are some excellent local amenities. It's also a convenient position for access to the M1 motorway network and the glorious outdoor space of the Peak District.

**MATERIAL INFORMATION**

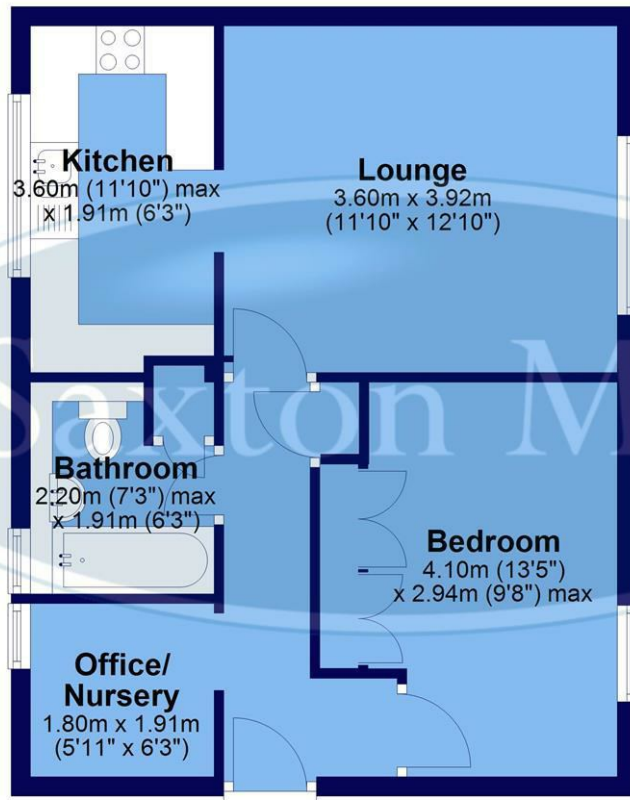
The property is Leasehold with a term of 125 years running from the 12th November 2006.  
The property is currently Council Tax Band A.

**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.

Approx. 47.4 sq. metres (510.1 sq. feet)



Total area: approx. 47.4 sq. metres (510.1 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>			
		73	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
		75	76
England & Wales		EU Directive 2002/91/EC	