

Saxton Mee



Bowness Road Walkley Sheffield S6 2PR
Offers Around £220,000

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Situated on this quiet no-through road is this three bedroom, stone fronted terrace property which enjoys a good sized garden and benefits from double glazing and gas central heating. The property has easy access to both Walkley and Hillsborough with amenities, schools, public transport links including the Supertram and easy access into Sheffield City Centre.

Tastefully decorated throughout, the well presented living accommodation briefly comprises, front door which opens into the lounge which has the original stripped floorboards, alcove shelving and an ornate feature fireplace. A door opens into the inner lobby with access into the spacious kitchen/diner. The kitchen has a range of beech wall and base units. A contrasting worktop incorporates 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. There is a tiled floor, access to the cellar head and rear garden.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom two is to the front aspect, has feature wall paper and a useful under stairs cupboard. Single bedroom three is to the rear aspect. The well appointed bathroom has a chrome towel radiator and a three piece suite including bath with an electric shower, WC and wash basin.

A further staircase rises to the second floor and the larger than average attic bedroom which has dual aspect Velux windows perfect for enjoying the amazing views, built-in eaves storage and fitted wardrobes.

- EARLY VIEWING ADVISED
- WELL PRESENTED THREE BEDROOM TERRACE
- LOUNGE & KITCHEN DINER
- CELLAR
- GOOD SIZE REAR GARDEN
- POPULAR LOCATION WITH AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS





OUTSIDE

The rear garden is fenced off, mainly laid to lawn with two paved patios, planted beds and a brick outbuilding which can be used for storage accessed via neighbours garden.

LOCATION

Located in this convenient and sought after location. Walkley is within easy reach of excellent local amenities on South Road including the ASDA superstore along with the excellent amenities in Hillsborough which includes butchers, bakers, greengrocers, pub, restaurants and takeaways. Hillsborough park, leisure centre and library close-by. Fantastic public transport links including the Supertram. Well regarded local schools for both primary and secondary students.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 running from the 25th March 1899. The property is currently Council Tax Band A.

VALUER

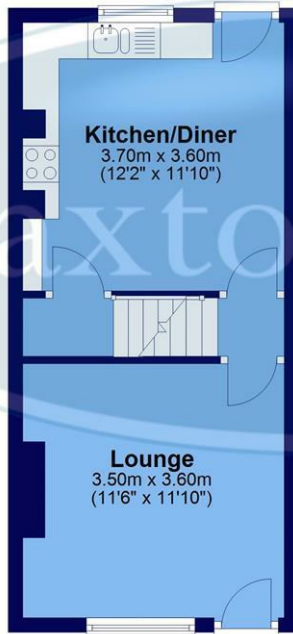
Chris Spooner

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.



Ground Floor

Approx. 29.6 sq. metres (318.3 sq. feet)



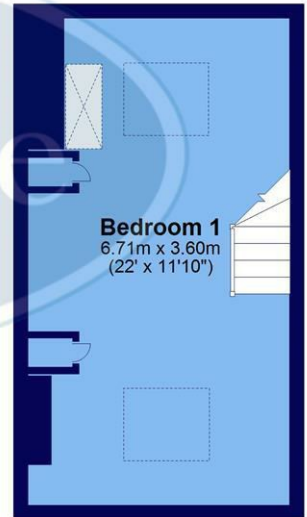
First Floor

Approx. 29.6 sq. metres (318.3 sq. feet)



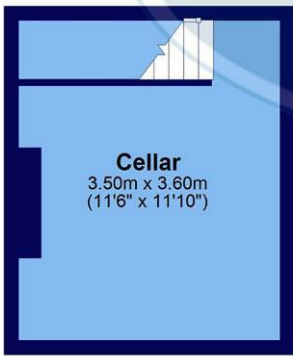
Second Floor

Approx. 24.2 sq. metres (260.1 sq. feet)



Cellar

Approx. 15.9 sq. metres (170.9 sq. feet)



Total area: approx. 99.2 sq. metres (1067.7 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		EU Directive 2002/91/EC	82

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	