



Providence Road Walkley Sheffield S6 5BG  
Offers Around £240,000



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This beautifully presented, three bedroom mid terraced property is situated on a quiet residential road within the extremely popular area of Walkley S6. Ideal for a first time buyer the property benefits from hardwood double glazed windows, gas central heating, and enjoys a contemporary décor throughout which is complimented by some original features.

In brief, the living accommodation comprises front door which opens into the lounge that has wooden flooring, original ceiling coving, and a coal effect gas stove. Access into an inner lobby and the kitchen/diner. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink, drainer and the four ring hob. Integrated appliances include a dishwasher and an electric oven. There is a rear entrance door and access 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. The master bedroom is to the front aspect and has a useful under-stairs cupboard. Bedroom two is to the rear aspect. The well appointed bathroom has tiled walls and a white suite including a bath with overhead shower, WC and wash basin.

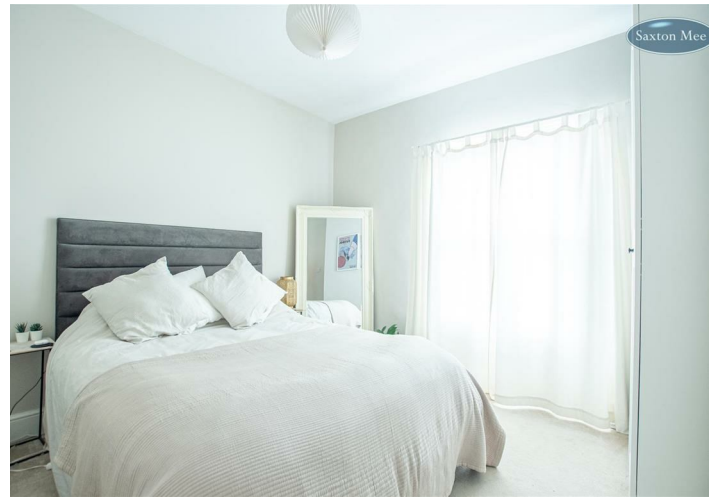
A further staircase rises to the second floor and further attic double bedroom which has fitted eaves cupboards, exposed beams, and dual aspect Velux windows.

A full internal inspection is highly recommended.

- THREE BEDROOM TERRACE
- WELL APPOINTED THROUGHOUT
- LOUNGE & KITCHEN/DINER
- CELLAR
- LOW MAINTANCE REAR GARDEN
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS







**OUTSIDE**

To the rear is a low maintenance garden which has a raised patio area and planted bed.

**LOCATION**

Located in one of the S6's most sought after residential areas within close proximity to all that South Road has to offer, including independent delicatessens, ASDA supermarket and bakeries. Local dentist and pharmacy. Excellent transport links. Walkley Millennium Green which is community green space is close-by.

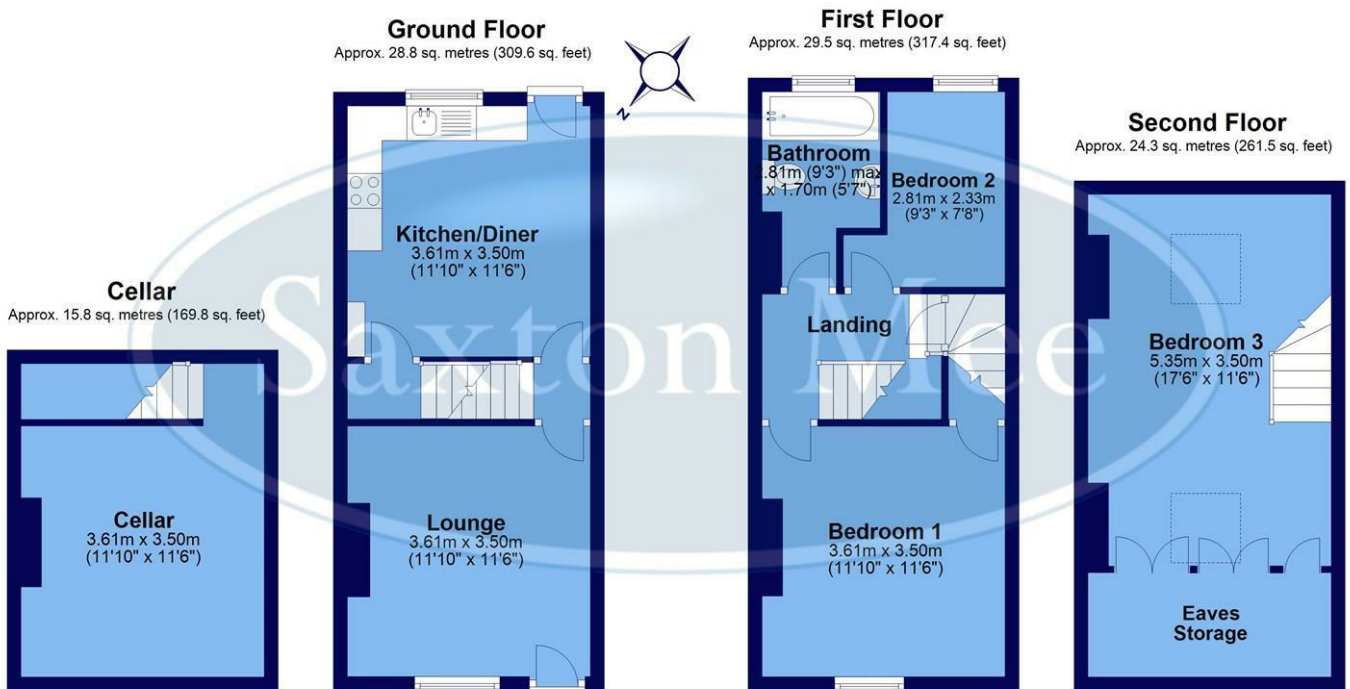
**MATERIAL INFORMATION**

The property is Leasehold with a term of 800 years running from the 25th December 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.



Total area: approx. 98.3 sq. metres (1058.2 sq. feet)

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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	89		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(81-91) <b>A</b>	
(81-91) <b>B</b>		(61-80) <b>B</b>	
(69-80) <b>C</b>		(55-60) <b>C</b>	
(55-68) <b>D</b>	64	(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC