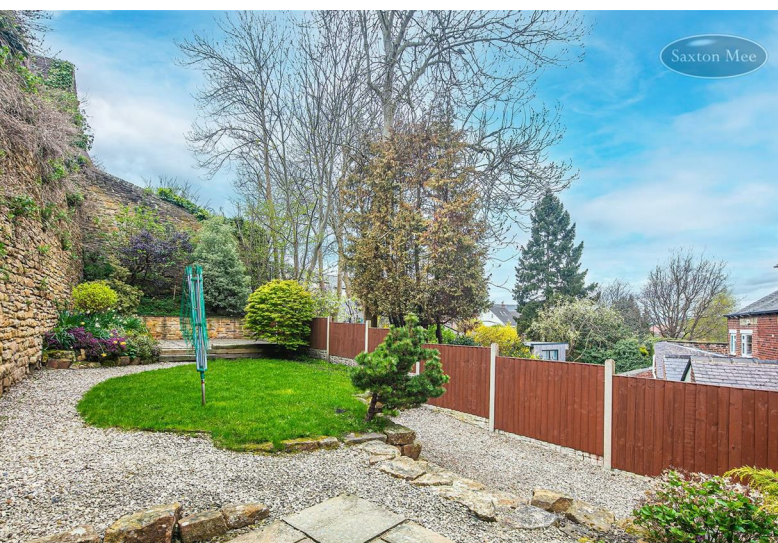




Parsonage Crescent Walkley Sheffield S6 5BJ
Price Guide £310,000

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GUIDE PRICE £310,000 - £320,000 ** FREEHOLD ** NO CHAIN ** Located in the popular residential area of Walkley within easy reach of a wealth of amenities on South Road and excellent transport links to the city centre is this four bedroom detached property which enjoys well manicured gardens to the front, side and rear and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating.

Set over three levels, the living accommodation briefly comprises side door which opens into the entrance hall with access into a WC and the lounge/dining room and the kitchen/breakfast room. The well proportioned lounge is to the front aspect with two windows allowing natural light. The kitchen has a range of wall, base and drawer units with contrasting granite worktops which incorporate the sink and drainer. Integrated appliances include a double oven, fridge, freezer, washing machine and a gas hob.

From the entrance hall, a staircase rises to the second floor landing with access into three bedrooms and the bathroom. The master bedroom has a dormer window allowing fabulous views, wardrobes and ample space for furniture. Double bedroom two has a dormer window and overlooks the garden. Bedroom three is a large single bedroom with a dormer to the front aspect. The bathroom has a white suite including bath with overhead shower, WC and wash basin, vinyl floor and useful fitted cupboards.

From the entrance hall, a staircase descends to the ground floor landing with access into the a versatile room which could be a study/fourth bedroom and the integral garage which has electrically operated door and shelving for storage.

- IDEAL FAMILY HOME
- THREE/FOUR BEDROOMS
- WELL PRORTIONED LOUNGE/DIING ROOM
- GOOD SIZED KITCHEN/BREAKFAST ROOM
- THREE PIECE SUITE BATHROOM
- GARAGE
- DRIVEWAY
- GARDENS TO THE FRONT, SIDE & REAR
- EXCELLENT LOCATION CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the front is a driveway providing off-road parking. Well-manicured gardens to the front, side and rear. Extremely private at the rear aspect with an outside tap, outside electrical sockets, lawn, planted beds and two paved patios.

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 including easy access to the SuperTram network. Well regarded local schools. Close to the universities and hospitals.

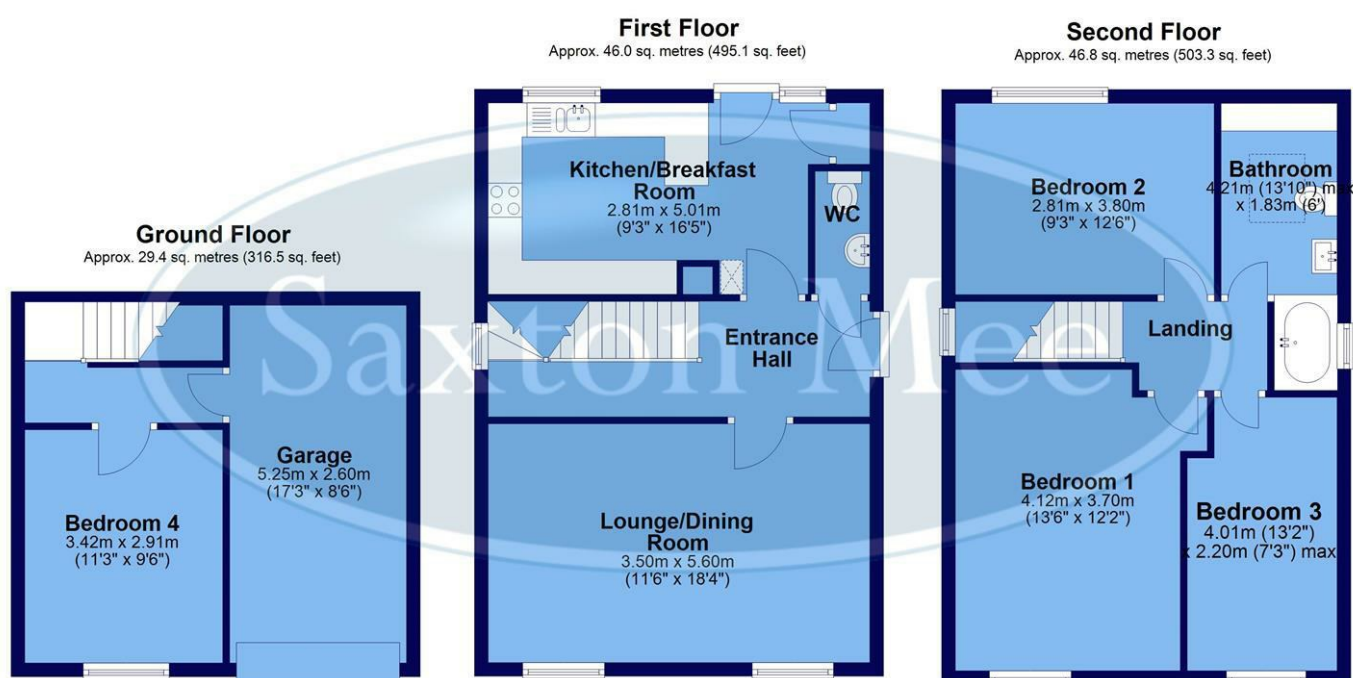
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

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. 122.1 sq. metres (1314.8 sq. feet)

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

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