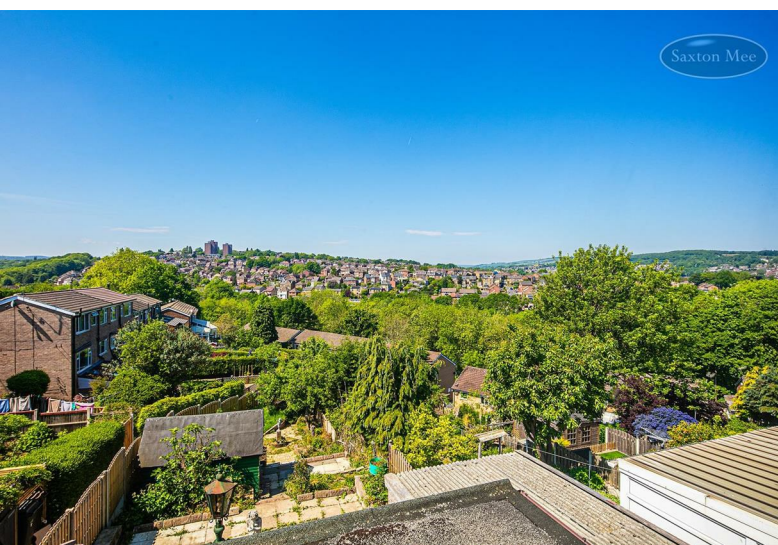




Robertson Road Walkley Sheffield S6 5DX
Offers Around £300,000

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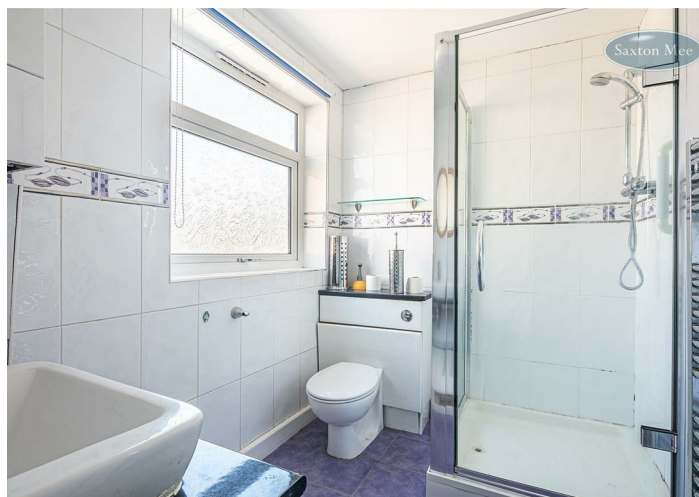
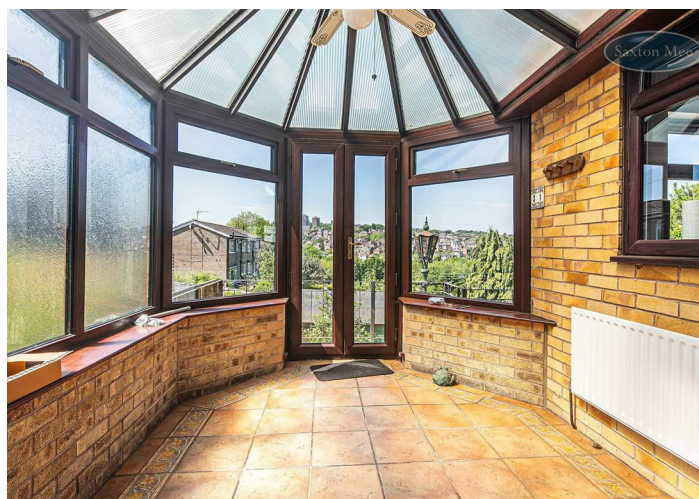
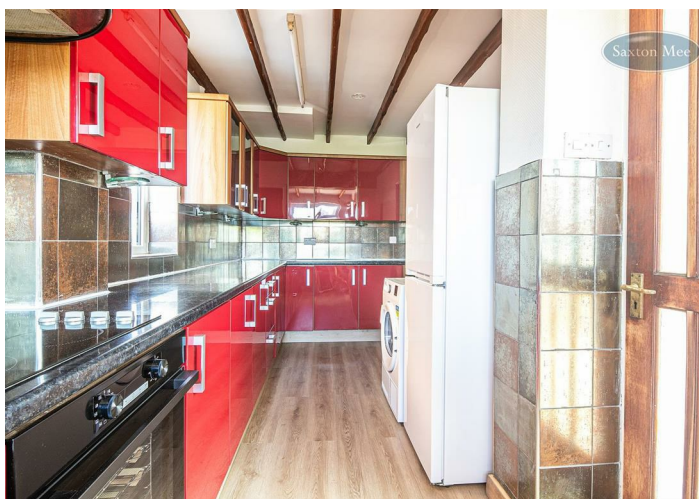
**** NO CHAIN ** FREEHOLD ** WEST FACING GARDEN **** Enjoying a fantastic outlook to the rear is this three bedroom detached property which enjoys gardens to the front and rear and benefits from off-road parking, a garage and gas central heating. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises: enter through a porch into the entrance hall with a storage cupboard and access into the open plan lounge/dining room. The lounge area has a large front window allowing lots of natural light, original coving to the ceiling and a feature fireplace. A large opening leads into the dining area which has access into a garden room and the kitchen. The garden room has access to the garden and perfect for enjoying the stunning outlook. The separate kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, a four ring hob with extractor above along with housing and plumbing for a washing machine and space for a fridge freezer.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the shower room. The master bedroom is to the front aspect and has a range of fitted furniture. Double bedroom two overlooks the rear. Single bedroom three is to the rear aspect. The shower room has a shower cubicle, WC and wash basin.

- CHAIN FREE
- THREE BEDROOM DETACHED PROPERTY
- FREEHOLD
- IN NEED OF SOME UPDATING
- POPULAR LOCATION
- FABULOUS VIEWS
- OFF-ROAD PARKING & GARAGE
- WEST FACING REAR GARDEN
- OPEN PLAN LOUNGE/DINING ROOM, GARDEN ROOM & SEPARATE KITCHEN
- AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY





OUTSIDE

To the front is a small low maintenance garden. A block paved driveway leads down the side of the property to the detached garage. At the rear is a west facing, tiered garden which enjoys fabulous views, has paved patio areas, a timber shed, planted beds and some small fruit trees.

LOCATION

The property is located in the popular residential area of Walkley with excellent local amenities nearby on South Road. Good regular public transport links. Easy access to Rivelin Valley offering excellent countryside walks and the Rivelin Valley Cafe.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

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. 48.7 sq. metres (524.6 sq. feet)



Approx. 34.1 sq. metres (366.9 sq. feet)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			8
(81-91) B			
(69-80) C		67	
(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	

Environmental Impact (CO₂e) Rating

Rating	Current	Potential
79		
64		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2015/2402

