



Walkley Crescent Road Walkley Sheffield S6 5BB
Offers Around £195,000

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**** NO CHAIN **** Enjoying impressive views is this two double bedroom terrace property which is an ideal first time buy or for those looking to downsize. The property has a private rear garden with no third party access and benefits from uPVC double glazing and gas central heating. The property is well placed for amenities, local schools, transport links and easy access to the city centre, universities and hospitals.

The living accommodation comprises: enter through a front entrance door into the lounge with a bay window allowing natural light, a cast iron fireplace, ornate ceiling coving and floral feature wall paper. A door then opens into the kitchen/diner which has a range of fitted units as well as an original fitted cupboard with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a gas hob, electric oven along with space/plumbing for a washing machine, dishwasher and fridge freezer. There is access to the cellar and the rear garden.

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 which is south facing so having generous natural light, floral feature wall paper and mirrored wardrobes. Double bedroom two is to the rear aspect. The bathroom has vinyl flooring and has partially tiled walls and a white suite including shower over bath, WC and wash basin.

- CHAIN FREE
- IMPRESSIVE VIEWS
- IDEAL FIRST TIME BUY OR THOSE LOOKING TO DOWNSIZE
- TWO DOUBLE BEDROOMS
- LOUNGE & KITCHEN/DINER
- THREE PIECE SUITE BATHROOM
- PRIVATE REAR GARDEN WITH NO THIRD PARTY ACCESS
- EXCELLENT LOCATION
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the rear is a private garden with no through access for neighbouring properties and is low maintenance, mainly paved with planted bed and gated access to the rear.

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

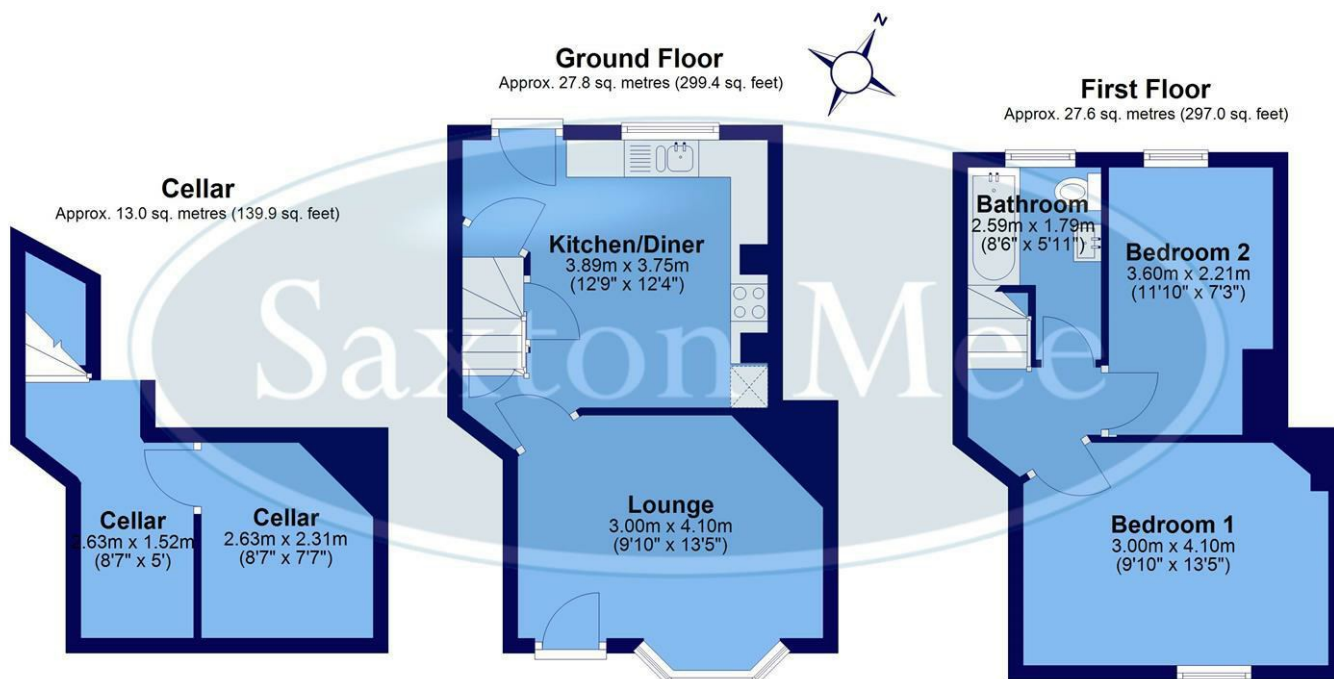
The property is Leasehold with a term of 800 years running from the 25th December 1926.

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. 68.4 sq. metres (736.4 sq. feet)

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

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Hillsborough
Stocksbridge

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