

Burnaby Crescent Walkley Sheffield S6 2TS
Price Guide £195,000

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GUIDE PRICE £195,000-£200,000 ** FREEHOLD ** NO CHAIN ** Offered to the open market with no onward chain is this charming two double bedroom mid terraced property which is beautifully presented throughout, and in our opinion would make a perfect first time buy. Positioned conveniently for access to regular transport links and excellent local shopping amenities, the property further benefits from off road parking, replacement composite doors and double glazed windows in 2020, a recently replaced bathroom, and a low maintenance south facing garden.

Neutrally decorated throughout, the living accommodation briefly comprises: enter through a front composite door into the entrance hall with a useful under stair cupboard and access into the lounge and the kitchen/diner. The lounge has a herringbone style vinyl flooring and an ornate picture rail. The kitchen/diner has a range of contemporary handle-less cupboards with integrated appliances including a slimline dishwasher, electric oven, electric hob along with plumbing for a washing machine. There is a separate pantry/home office with space for a fridge freezer, tumble dryer and a door to the rear garden.

From the entrance hall, a staircase rises to the first floor landing which has access into the two rear facing double bedrooms, with one having a feature picture rail, a large cupboard which is currently used as a walk-in wardrobe, and a well appointed bathroom that has a 'p' shaped bath with a shower over, a towel rail, and is fully tiled.

- WELL APPOINTED ACCOMMODATION
- TWO DOUBLE BEDROOMS
- OFF-ROAD PARKING
- PRIVATE SOUTH FACING GARDEN
- KITCHEN/DINER WITH PANTRY/HOME OFFICE OFF
- LOUNGE
- POPULAR LOCATION
- EASY ACCESS TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- FREEHOLD
- NO CHAIN





OUTSIDE

To the front is a paved driveway and a small garden area which has railway sleepers, shingle stone and established hedging. To the rear is a south facing private garden which is low maintenance, has a large timber shed, and access to a rear pathway.

LOCATION

The property is located in this popular residential area of Walkley with good regular public transport including close proximity to Supertram links. Local amenities include walking distance to Morrisons, Hillsborough Leisure Centre, Hillsborough Park. Easy access to the city centre along with country walks close by at Rivelin.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

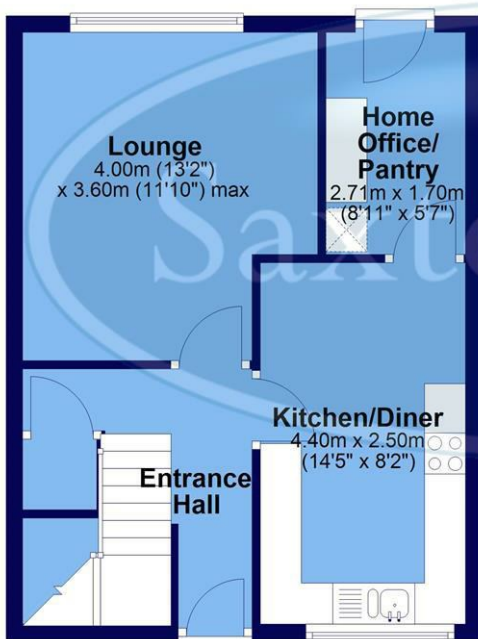
Chris Spooner

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.



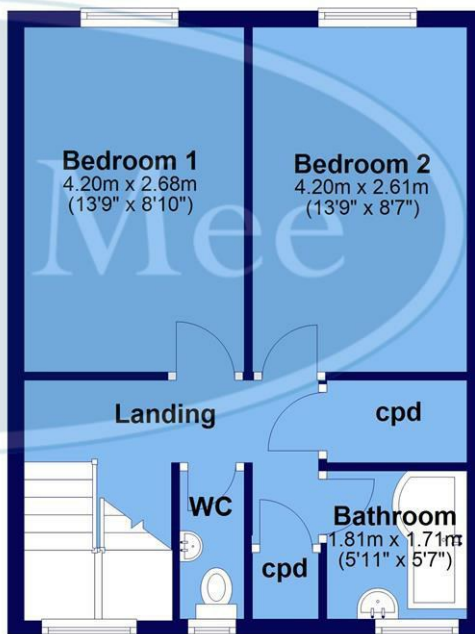
Ground Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 77.8 sq. metres (837.8 sq. feet)

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

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

