



Kirkstone Road Walkley Sheffield S6 2PP
Offers Around £165,000

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**** CHAIN FREE ** IN NEED OF RENOVATION ** CASH BUYERS PREFERRED ****

Located on this popular road within the sought after area of Walkley S6, is this Victorian terraced property which is offered to the open market with no onward chain.

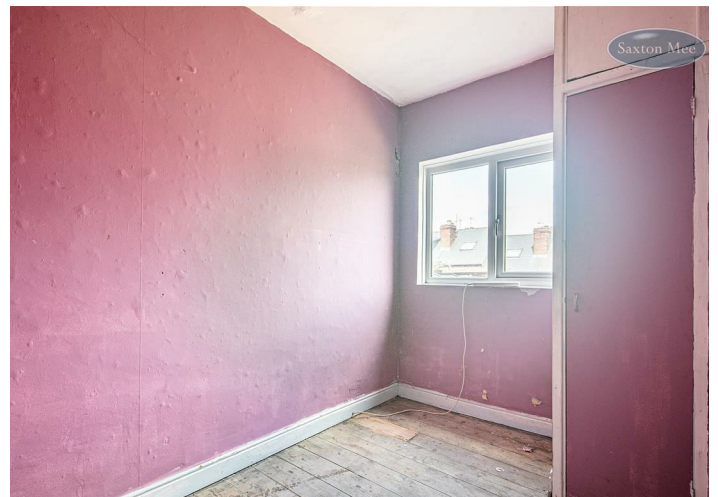
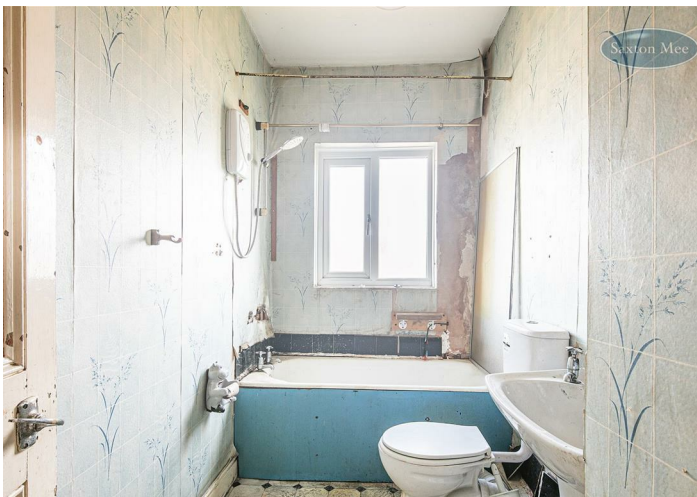
With obvious potential to modernise the property to your own personal taste, the house would be an ideal project for someone looking to create a modern home which already benefits from a recently replaced roof, double glazed windows, an off shot kitchen, and a private garden to the rear which has no-through access for neighbouring properties.

The accommodation briefly comprises a lounge, a dining room, an off shot kitchen, two bedrooms on the first floor, a bathroom, and an attic room. There is also access to a cellar which provides useful storage space.

NB. Interestingly, No. 6 Kirkstone Road, sold in a modernised condition for £240,050 on 4th March 2022. This is the same size as the subject property also having a ground floor rear extension.

- CHAIN FREE
- IN NEED OF MODERNISATION
- MID TERRACED HOUSE
- RECENTLY REPLACED ROOF
- DOUBLE GLAZED
- PRIVATE GARDEN TO THE REAR
- STONE FRONTED
- EXCITING POTENTIAL
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES





OUTSIDE

The property is set back from the pavement at the front of the house by way of a small garden area and a stone wall. To the rear is a good sized private garden which has lawn areas, planted beds, and has no through access from neighbouring properties.

LOCATION

Located close to all amenities with the Sheffield Supertram on your doorstep. Within walking distance of Hillsborough as well as South Road which has an abundance of independent shops, restaurants, cafes and an ASDA supermarket. There are good local schools close by making this a popular area for families and beautiful rural walks in the Rivelin Valley.

MATERIAL INFORMATION

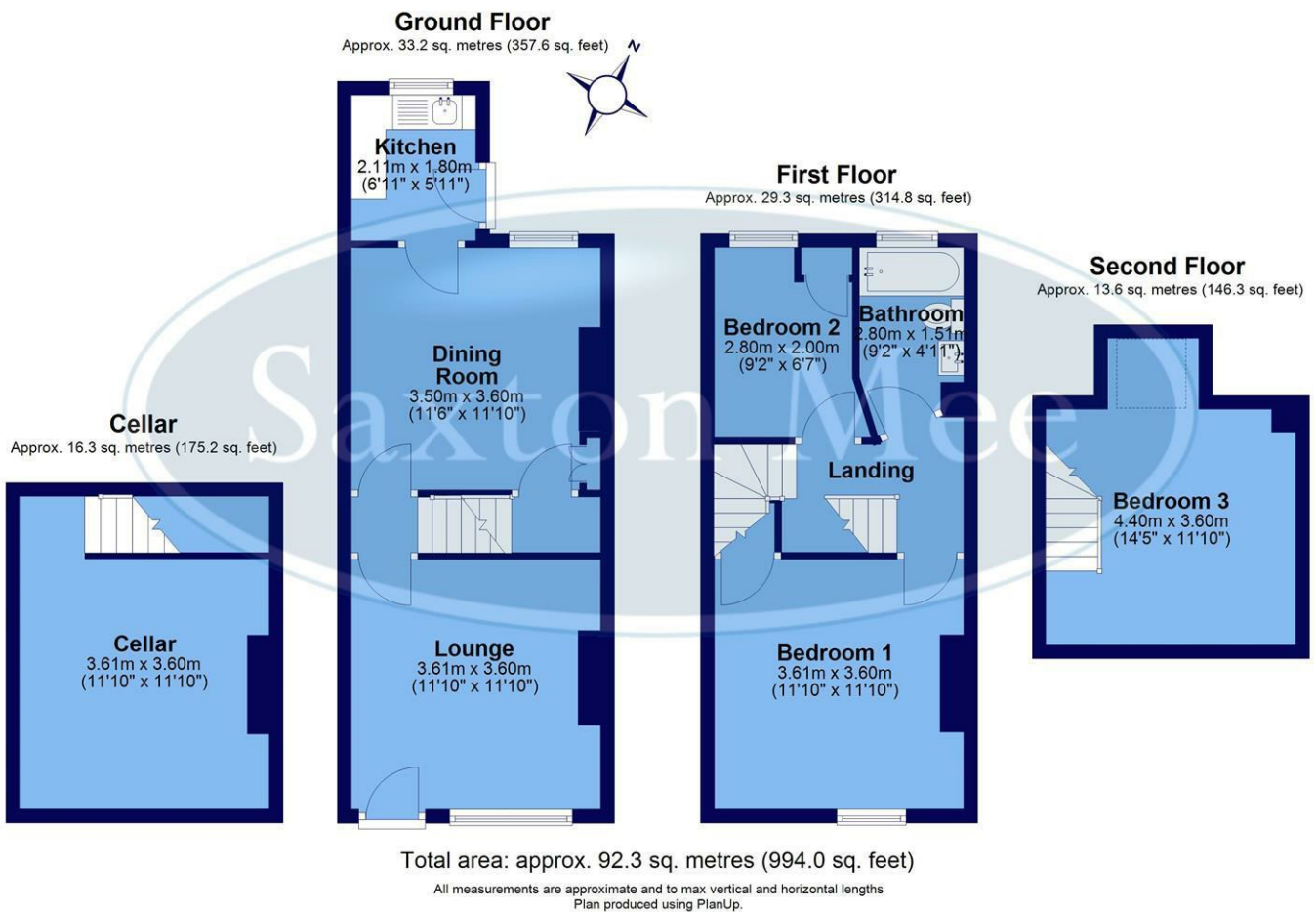
The property is Leasehold with a term of 800 years running from the 29th September 1897.

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.



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