

Providence Road Walkley Sheffield S6 5BD  
Offers Around £220,000

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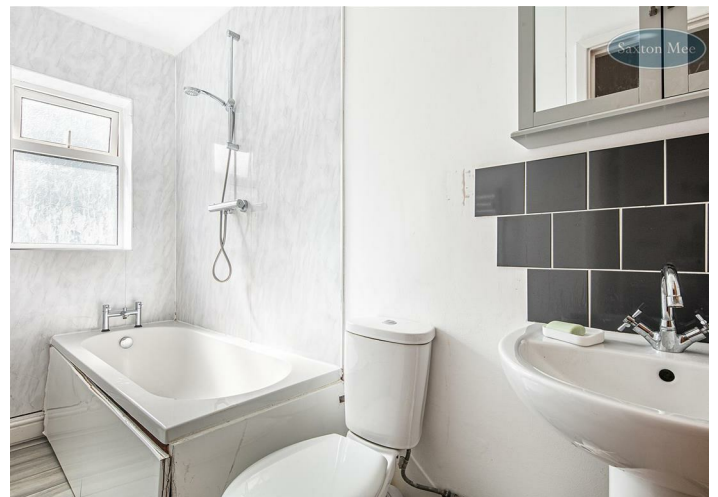
**\*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN PRIVATE GARDEN\*\*** Situated on this popular residential road in the heart of Walkley is this larger than average, three bedroom, stone fronted mid terrace which enjoys a private south facing rear garden with no third party access over, uPVC double glazing and gas central heating. The property is ideal for a first time buyer or those looking to downsize and is located close to amenities along with easy access to the city centre, universities and hospitals.

In brief, the living accommodation comprises: enter through a front door into the lounge which has high ceilings, ceiling coving and a feature fireplace, which is the focal point of the room. Access into the kitchen which has a range of fitted units with contrasting worktops. Integrated appliances include an electric oven and an electric hob along with housing and plumbing for a washing machine. There is rear entrance door and access to the cellar.

From the kitchen, a staircase rises to the first floor landing with access into the three good sized bedrooms and the bathroom. The principal is to the front aspect and has space for furniture. Double bedroom two is to the rear aspect. Bedroom three is to the front aspect. The bathroom features a white three piece suite including bath with overhead shower, WC and wash basin.

- STONE FRONTED
- THREE BEDROOMS
- LARGER THAN AVERAGE
- PRIVATE GARDEN TO REAR
- SOUTH FACING
- IDEAL FIRST TIME BUY
- POPULAR LOCATION
- CLOSE TO AMENITIES
- FREEHOLD
- POTENTIAL TO IMPROVE





## OUTSIDE

The rear garden is south facing, and has a decked patio with no through access for neighbouring properties.

## 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. Walkley Millennium Green which is community green space is close-by. Easy access to Sheffield City Centre, Universities and hospitals.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## VALUER

Chris Spooner ANAEA

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.



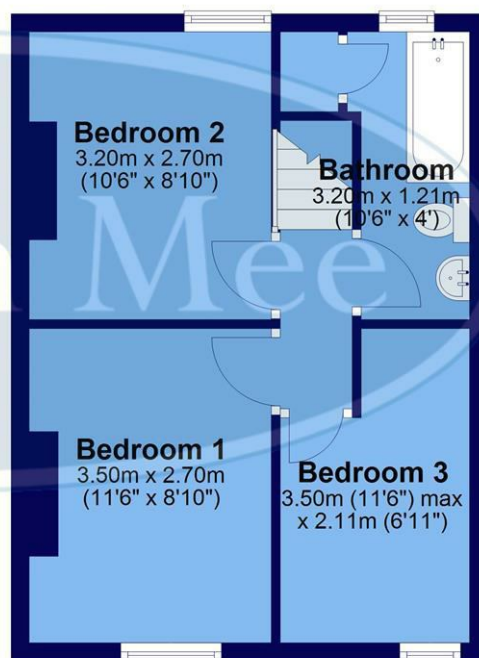
## Ground Floor

Approx. 24.5 sq. metres (263.4 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.1 sq. feet)



Total area: approx. 57.8 sq. metres (622.4 sq. feet)

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

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