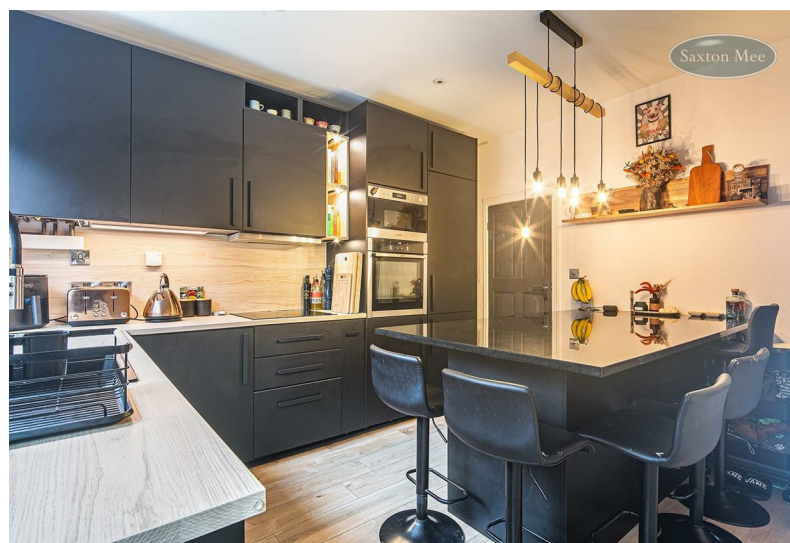




Lonsdale Road Walkley Sheffield S6 2PS
Price Guide £230,000

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Sheffield S6 2PS

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GUIDE PRICE £230,000-£240,000 ** FREEHOLD ** This fabulous three bedroom mid terraced house has been thoughtfully updated within recent years to help create an impressive, modern home which is located within the popular area of Walkley S6, benefitting from some fantastic local amenities. Well presented throughout the property went through a scheme of renovation around 2020/2021 which included a new roof, new boiler, kitchen and bathroom. The property enjoys an elevated position to the front and has a landscaped, tiered south west facing garden to the rear.

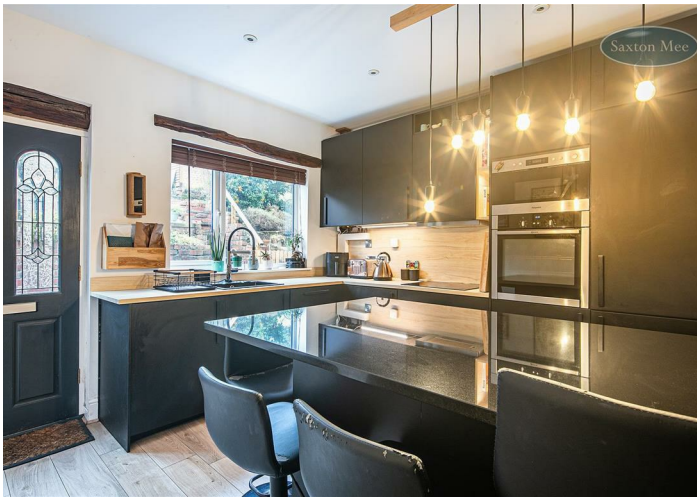
On the ground floor there is a lounge to the front aspect that features built-in alcove storage, wood laminate flooring, and a picture rail, while to the rear is a contemporary fitted kitchen that has a large island/breakfast bar with granite worktops, a range of fitted units, and integrated appliances including a dishwasher, washer/dryer, electric oven, micro combi oven, induction hob, and a fridge freezer. From the kitchen, there is access to the cellar head with steps descending to the cellar.

The first floor has a double bedroom to the front aspect that has fitted alcove shelving and desk, an understairs cupboard and far reaching views, a second bedroom to the rear aspect, a well appointed bathroom that has a white suite with a shower over the bath.

From the landing area, stairs lead to an attic style bedroom that has two Velux windows and exposed ceiling beams.

- CONTEMPORARY TERRACED HOUSE
- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- ROOF AND BOILER REPLACED IN 2020/21
- STUNNING FITTED KITCHEN
- INTEGRATED APPLIANCES
- ELEVATED POSITION ON A QUIET ROAD
- LANDSCAPED TIERED GARDEN
- POPULAR LOCATION
- EXCELLENT AMENITIES





OUTSIDE

The property is set back from the pavement at the front by way of a small, elevated low maintenance area. To the rear is a landscaped, tiered south west facing garden that comprises planted beds, seating areas, and an artificial grass lawn.

LOCATION

Walkley is an incredibly popular suburb with young professionals and families, it's known for its close proximity to the city centre, many hospitals and Sheffield University. There are plenty of independent cafes, restaurants and pubs including The Blind Monkey, Café Pie, Aesthete Coffee + Kitchen, and Gerry's Bakery just to name a few! Whilst being close to the city centre, Walkley also has beautiful open spaces, trails and parks nearby such as Rivelin Valley Nature Trail and Bolehills Park.

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. 28.4 sq. metres (305.8 sq. feet)

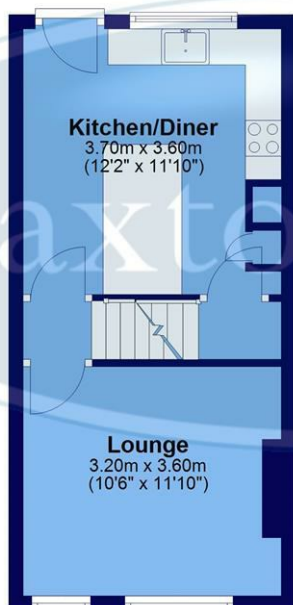
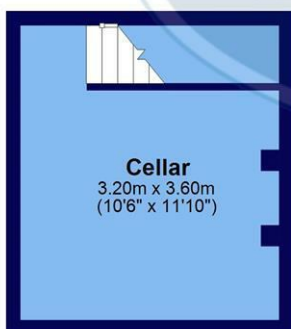
First Floor

Approx. 28.4 sq. metres (305.8 sq. feet)

Second Floor

Approx. 19.1 sq. metres (205.4 sq. feet)

Cellar
Approx. 14.7 sq. metres (158.7 sq. feet)



Total area: approx. 90.6 sq. metres (975.6 sq. feet)

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

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