# cocker&carr







## 99 Walkley Crescent Road, Walkley, Sheffield, S6 5BA

## Asking Price £260,000

- Cosy lounge with wood burner and original shutters
- Three bedrooms
- Popular location close to local shops and cafes
- Spacious dining room with exposed brick chimney breast Light-filled off-shot kitchen with Velux windows
- Family bathroom with shower over bath
- Freehold

- South-facing tiered garden with patio, lawn and summerhouse
- Perfect for a first-time buyer



TOTAL: 88.0 m<sup>2</sup> (947 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or insistatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

#### **Directions**

### **Viewings**

Viewings by arrangement only. Call 01142 687777 to make an appointment.

Council Tax Band

В

**EPC Rating:** 

D



