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75 Walkley Crescent Road, Sheffield, S6 5BA

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£250,000

Hunters are delighted to offer this beautifully presented three bedroom stone mid terrace home situated in this very popular residential area of Walkley. The property is named ' Wonderful View' and built in 1879 benefits from good local amenities of Walkley and Rivelin with great nature walks which lead out to the open countryside, good shops, public transport and restaurants of Walkley.

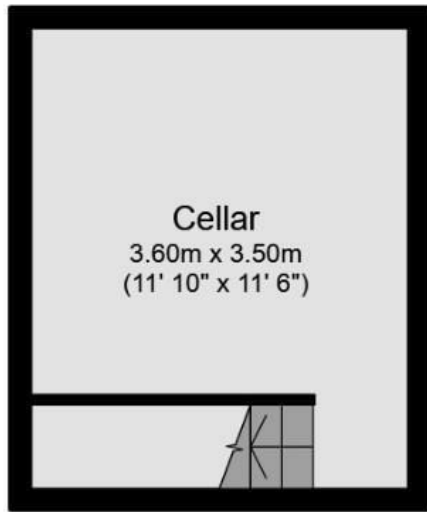
The accommodation comprises:- a couple of steps leads to the elevated fore garden to the front with entrance door to the Lounge having a feature cast iron fireplace to the chimney breast, neutrally decorated having front picture window with wood shutters, double radiator below.

Dining kitchen to the rear having a range of wall and base cabinets in sage green incorporating the stainless steel sink with mixer tap, integrated fridge and space for free standing oven. Laminated flooring, Window overlooking the rear garden having wooden shutters. Door to cellar and rear entrance door to the garden giving access to the side of the property.

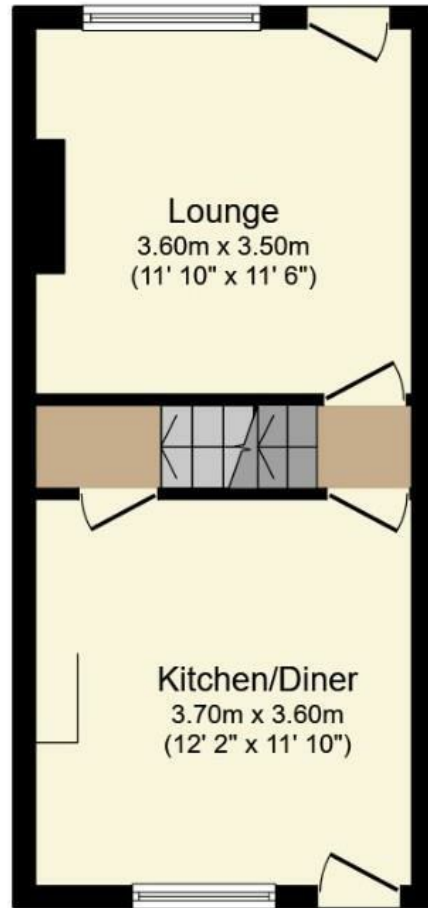
First floor having a master bedroom to the front with stripped varnished floorboards and under stairs cupboard, Rear bedroom, Bathroom having a panelled bath with shower over, low flush WC and wash basin. Second floor, Having a further double bedroom with walk in storage and shower cubicle.

Outside to the rear is a substantial garden with lawned area and shrubs.

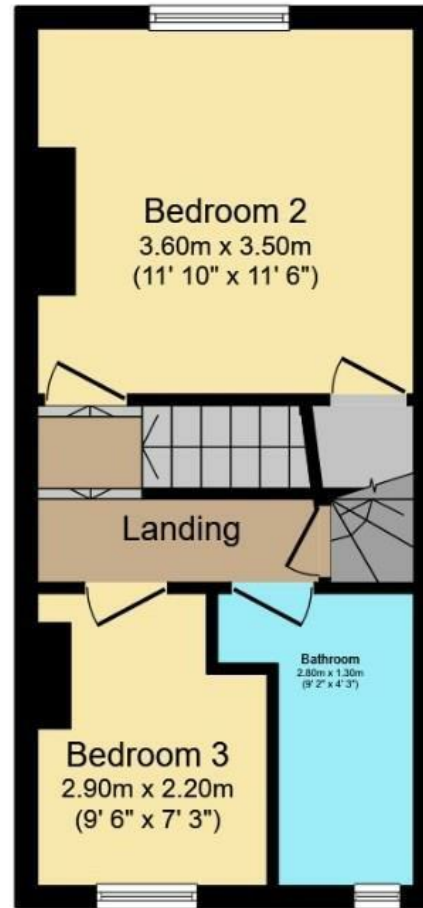
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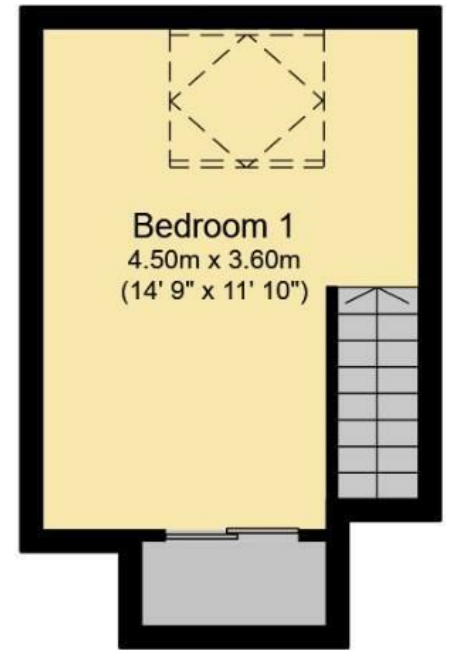
**Cellar**



**Ground Floor**



**First Floor**



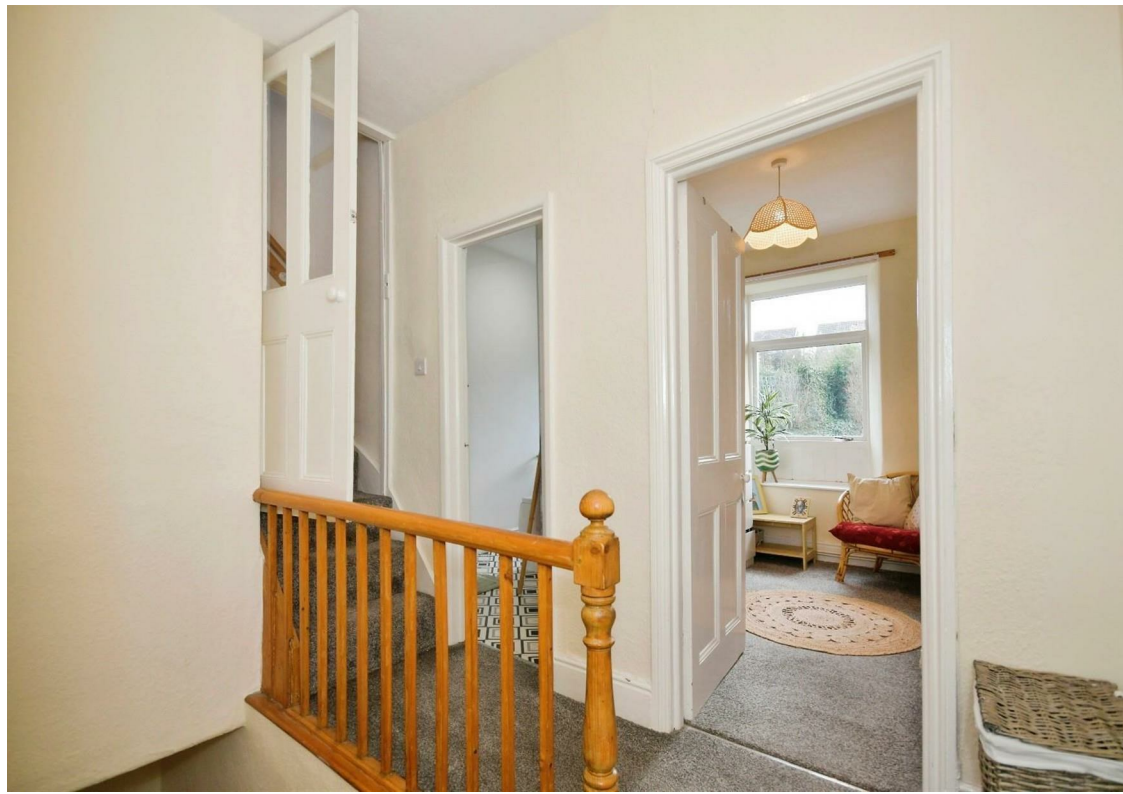
**Second Floor**

Total floor area 93.5 m<sup>2</sup> (1,006 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

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