



Walkley Crescent Road, Walkley, Sheffield
S6 5BB

£270,000



Walkley Crescent Road, Sheffield

- END TERRACED FAMILY HOME
- THREE BEDROOMS
- MODERN DINING KITCHEN
- ATTRACTIVE REAR GARDEN
- GAS CENTRAL HEATING
- EXCELLENT LOCATION
- ASTONISHING VIEWS OVER STANNINGTON
- DRIVEWAY
- EPC RATING D



DESCRIPTION

Hunters are delighted to offer to the market this beautifully presented three bedroom end terrace home, situated in the heart of Walkley with astonishing views over Stannington and beyond. The property has excellent local amenities and is positioned between Walkley and Rivelin, having good access to local amenities including excellent schools, public transport links, shops and the lovely countryside on the North-West side of Sheffield including the walks from the picturesque Rivelin Nature reserve.

The accommodation, which benefits from gas central heating and double glazing, briefly comprises:- Front facing Lounge with feature stove fire, dining kitchen having a range of wall and base units with built in electric oven, gas hob and extractor above. Space and plumbing for washing machine and dishwasher. Space for tall fridge freezer. Inset stainless steel sink with mixer tap set beneath a rear facing window and entrance door leading out to the rear garden. Door to under stairs store and to cellar which provides storage space. Another door opens to stairs leading to the first floor, having front facing master bedroom and rear single bedroom which is currently used as an office. Bathroom comprising a white suite of panelled bath with shower over, pedestal wash basin and low flush wc, Second floor having a further double bedroom with rear facing dormer window offering panoramic views over the north of Sheffield. Outside, to the rear is a well manicured garden with patio and seating area together with lawn and flower borders plus an outside store. To the front is a small garden with driveway to the side.

GENERAL REMARKS

TENURE

We understand this property is Freehold.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

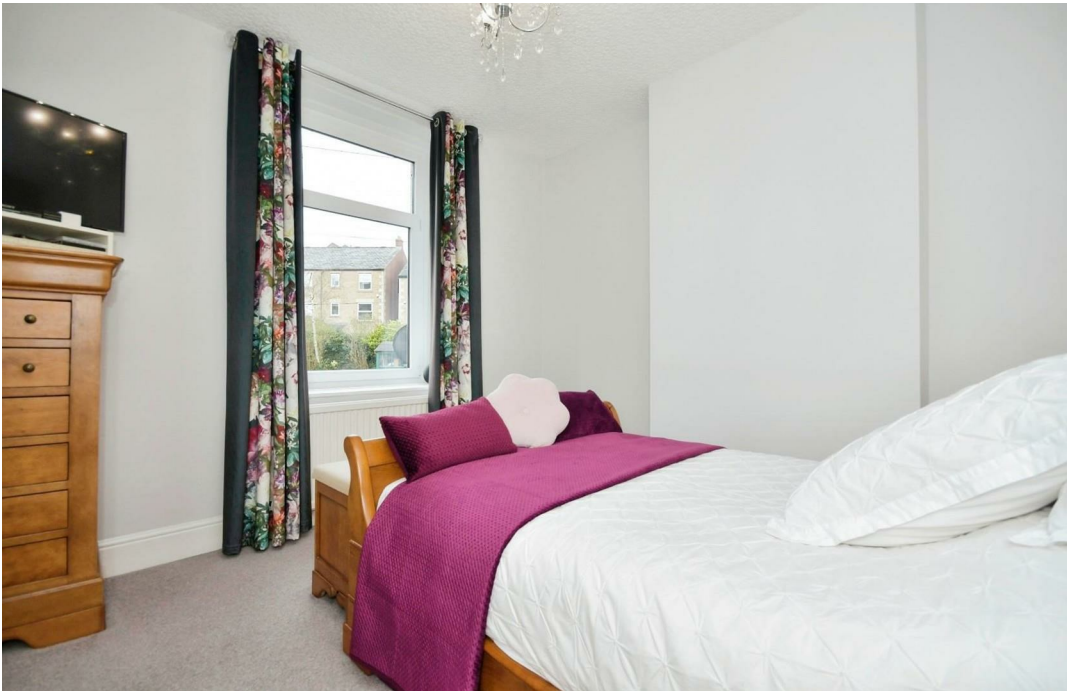
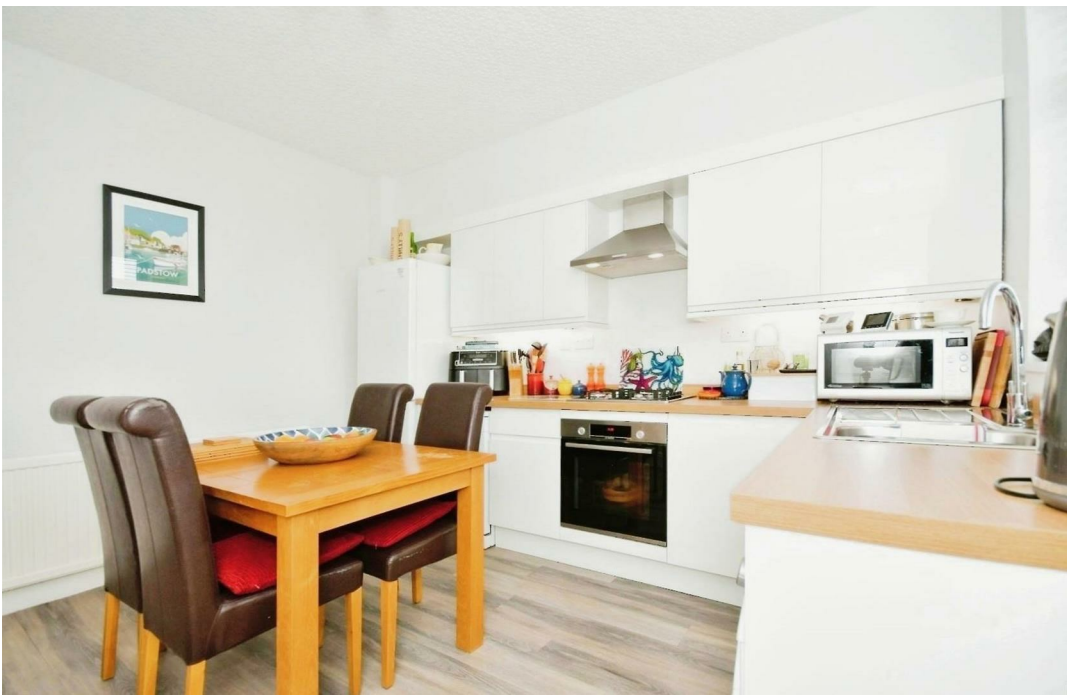
VACANT POSSESSION

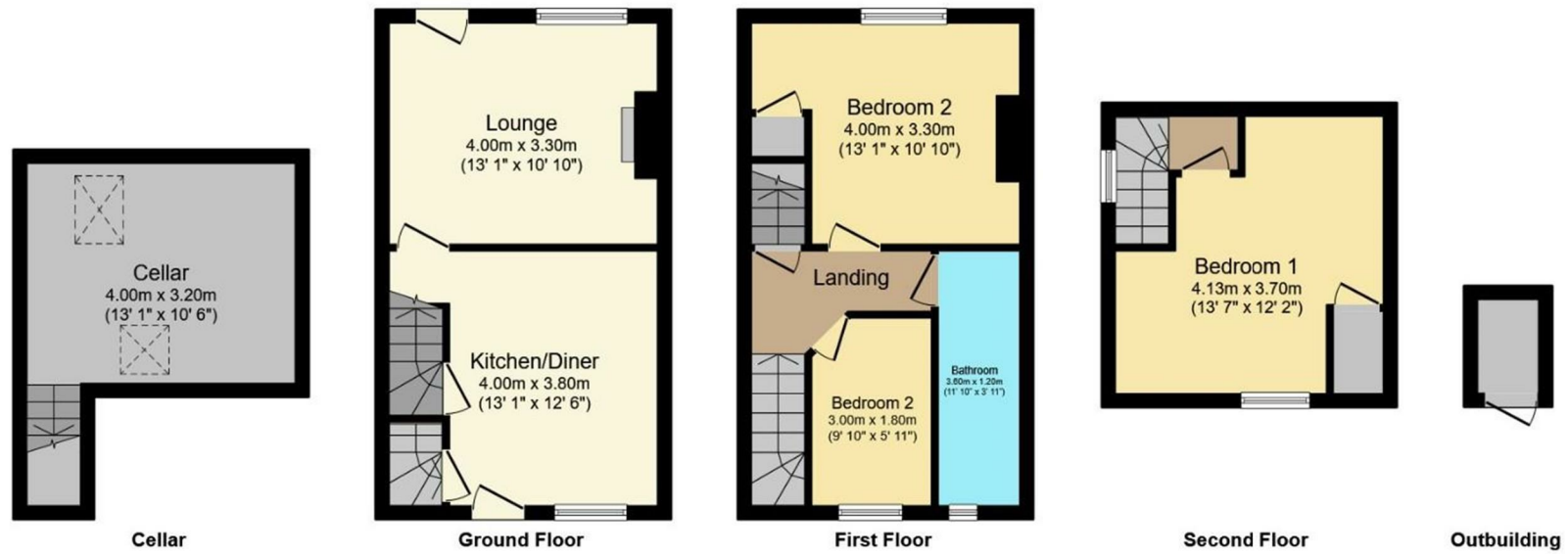
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

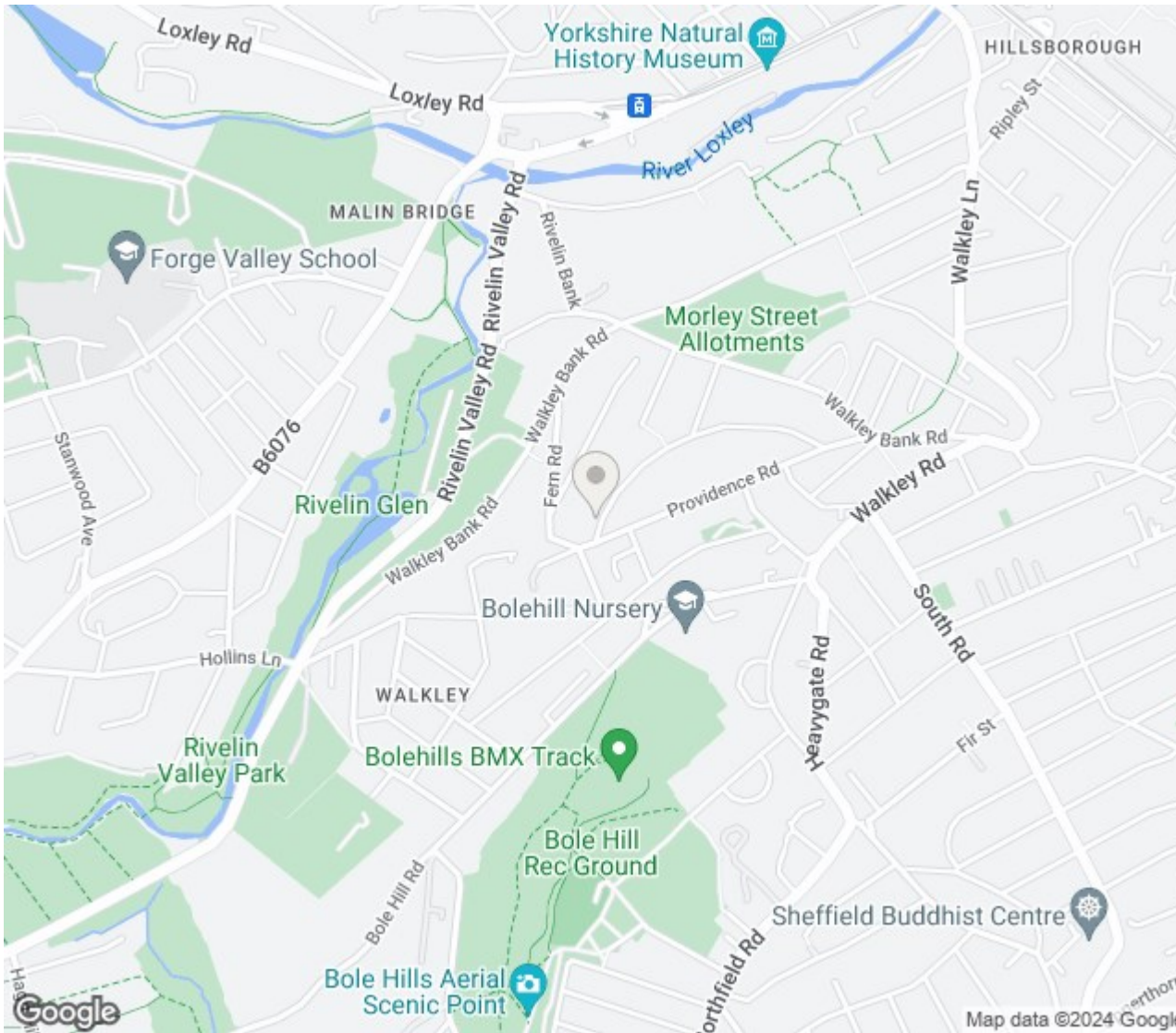




Total floor area 90.0 m² (969 sq.ft.) approx

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 PERFORMANCE CERTIFICATE

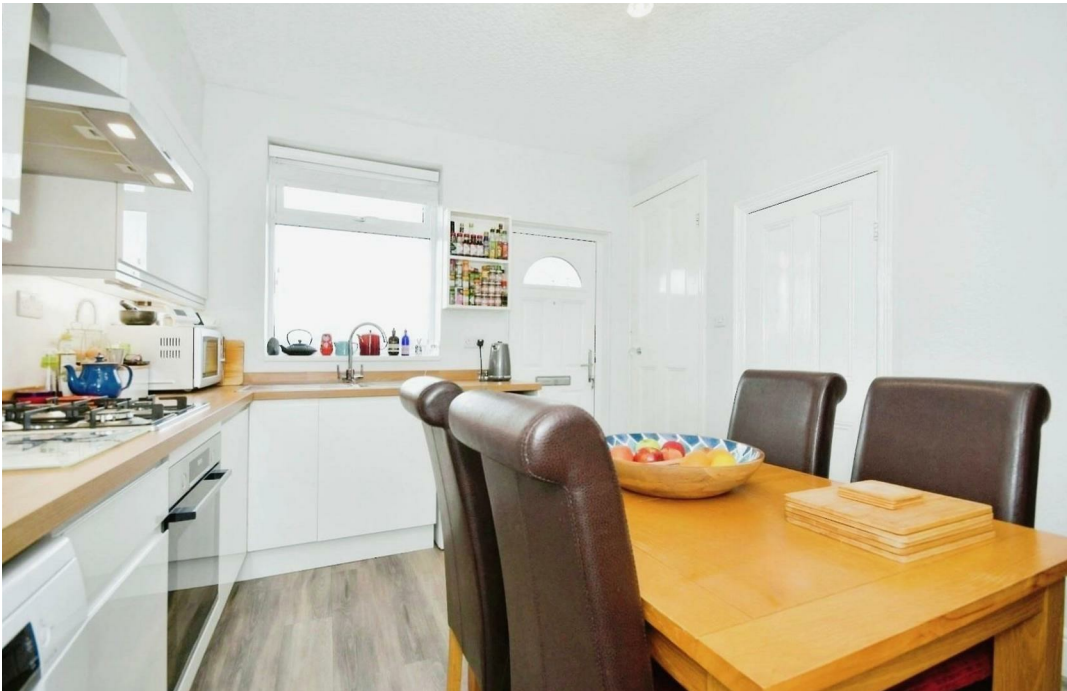
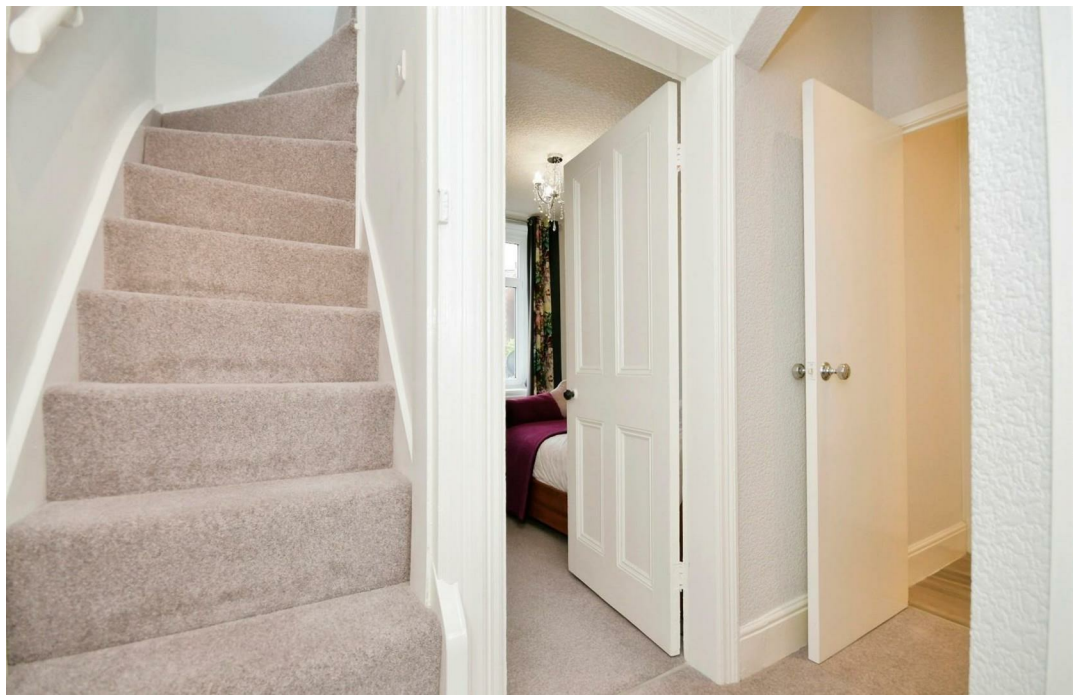
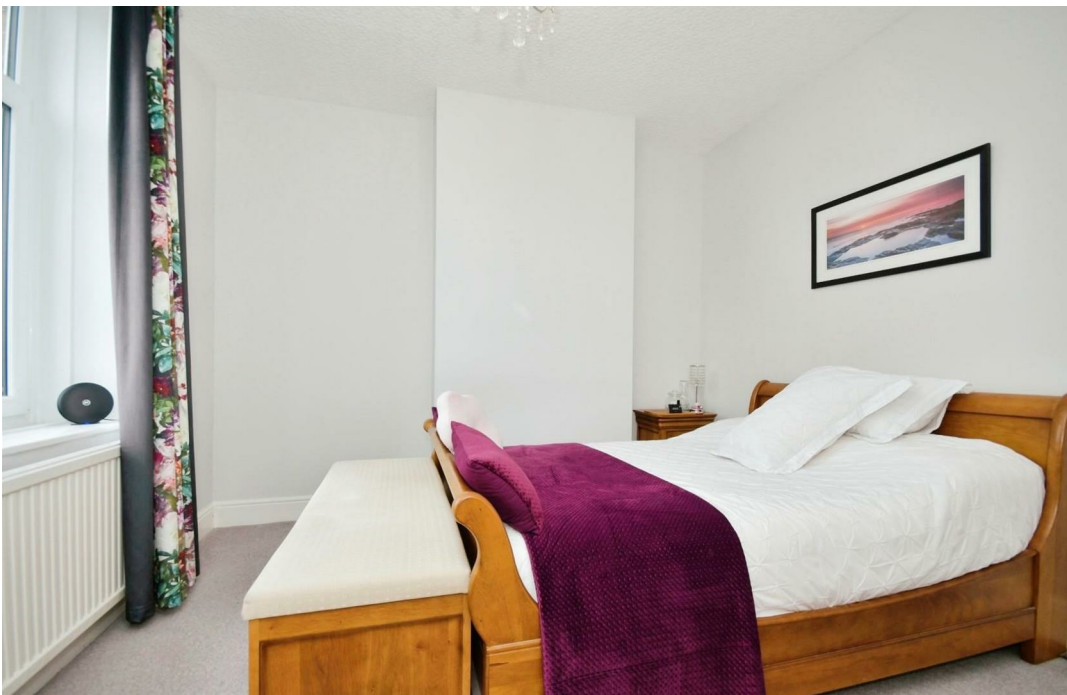
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.