







## 1 Gresham Road

Walkley • Sheffield • S6 5AE

Offers in the Region Of £200,000

Occupying a generous corner plot in Walkley, S6 is a larger sized 3 bedroom semi detached property. Loving family home owned since new build in 1960, in need of modernisation, offering fabulous potential to develop or extend, subject to necessary consents. Newly installed Worcester combination boiler and double glazing. No onward chain. The ground floor features a dual aspect open plan flexible living area, generously proportioned and filled with natural light. The kitchen is fitted with a range of matching units, providing rear door access and useful walk-in pantry. The first floor comprises 2 spacious double bedrooms incorporating built in storage and a smaller rear facing bedroom. The bathroom is equipped with 3-piece white suite, partially tiled with overhead shower. Located on a generous corner plot with paved patio and block paving which wraparound the property to gates at the rear providing ff street parking and access to the garage. Gresham Road is well-placed for local shops and amenities, schools, recreational facilities and access to the city centre, hospitals, universities and the Peak District.





- Deceptively Spacious Semi Detached Property
- Occupying an Envidable Corner Location
- 3 Good Sized Bedrooms
- Newly Installed Combination Boiler
- Open Plan Living Space
- In Need of Modernisation
- Offering Fabulous Potential
- Generous Plot & Garage
- Leasehold 200 years from 24 June 1960
- Council Tax Band B, EPC Rating D



# 1 GRESHAM ROAD

APPROXIMATE GROSS INTERNAL AREA = 68.3 SQ M / 735 SQ FT

GARAGE = 12.1 SQ M / 130 SQ FT

TOTAL = 80.4 SQ M / 865 SQ FT



Illustration for identification purposes only,  
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.