







## 243 Walkley Road

Walkley • Sheffield • S6 2XN

Offers in the Region Of £450,000

Significantly improved by recent owners is 3/4 double bedroom detached family home occupying a sought-after location in Walkley, S6. The garage has been converted to extend the living space offering great potential to further develop if required. Planning permission has been granted for a loft conversion incorporating dormer window. Fully serviced combination boiler & double/triple glazed windows throughout. A spacious welcoming hallway with built in cloakroom storage creates a great first impression. Generously proportioned open plan living space is complemented by log burning stove which heats the entire ground level. Bi fold doors offer a separation from the garden room / dining area which overlooks the landscaped rear garden. A modern gloss kitchen with contrasting worktops provides electric integrated double oven/grill, gas hob and dishwasher with space for a fridge freezer. The first floor comprises 3 beautifully presented double bedrooms all offering superb far-reaching views over the city or garden outlook to the rear, two of which are fitted with built in wardrobes. The shower room features a generous double shower, vanity hand wash basin and separate WC. Permission has been granted in 2019 for a loft conversion, alterations to roof to form habitable accommodation including raised ridge height and erection of rear dormer to dwelling house. The garage has been converted to create additional occasional living space / office space adjoining a separate utility room, equipped with plumbing and shower offering great potential to further develop to an independent annex all subject to any necessary consents. An attractive landscaped rear garden is designed with established flower beds, partial lawn, green house, shed and fabulous covered pergola providing a private, secluded outdoor entertaining space. Located at the front of the property is off street parking for 2 vehicles. Walkley Road is well-placed for local shops and amenities within Walkley, Crookes and Hillsborough offering excellent transport links and regular public transport. Local schools include Walkley and Rivelin Primary following onto Forge Valley Secondary. Located close to Bolehills, Rivelin Valley and on the edge of the Peak District.





- Detached Family Home in Walkley, S6
- Significantly Improved by Recent Owners
- 3 Double Bedrooms & Shower Room
- Stunning Open Plan Living Area & Log Burner
- Modern Kitchen with Integrated Appliances

- Planning Permission for Loft Conversion
- Attractive Garden with Covered Pergola
- Off Street Parking for 2 Vehicles
- Freehold
- Council Tax Band D, EPC TBC





# 243 WALKLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 163.0SQ M / 1754 SQ FT

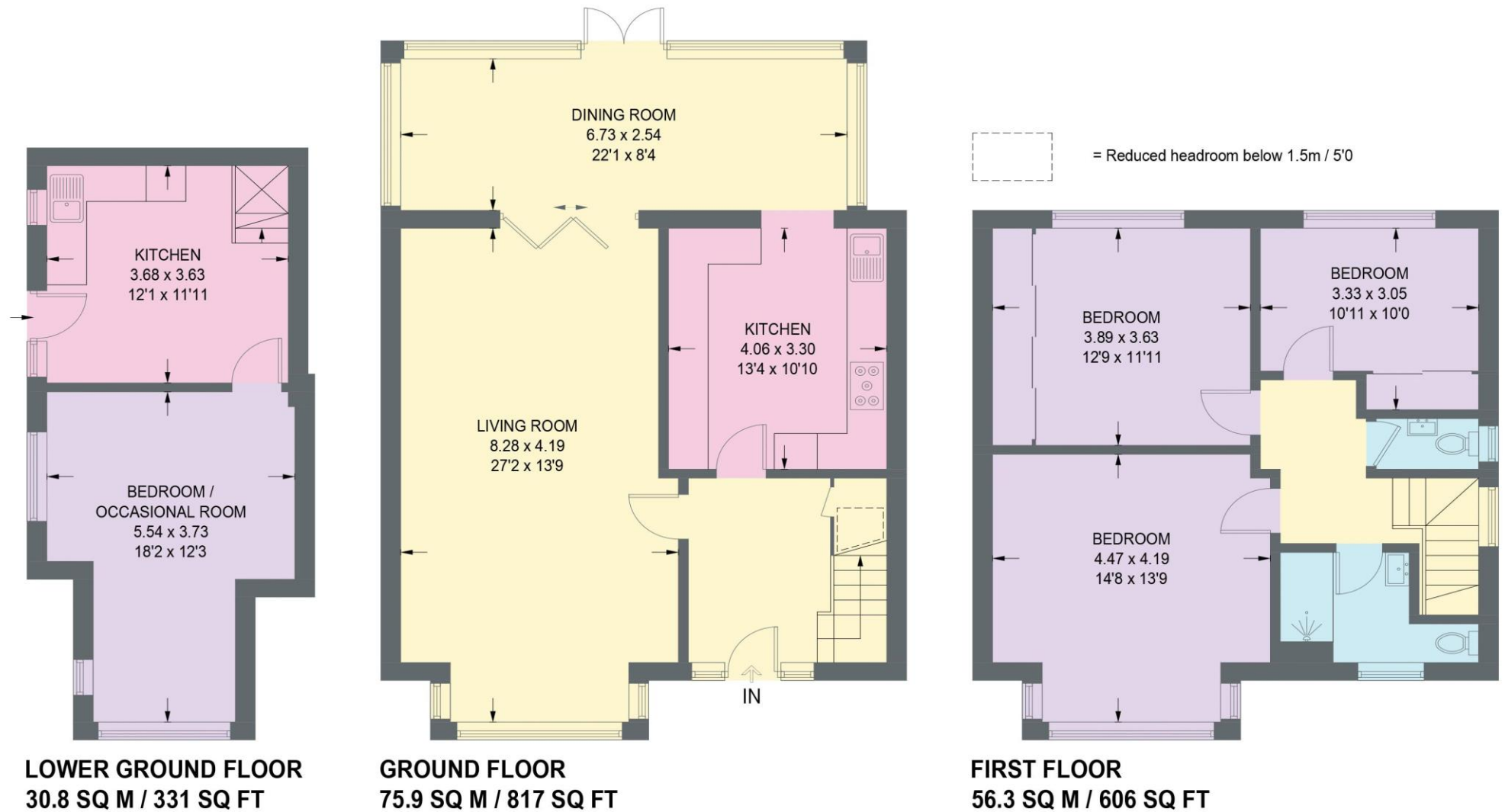


Illustration for identification purposes only,  
measurements are approximate, not to scale.



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