







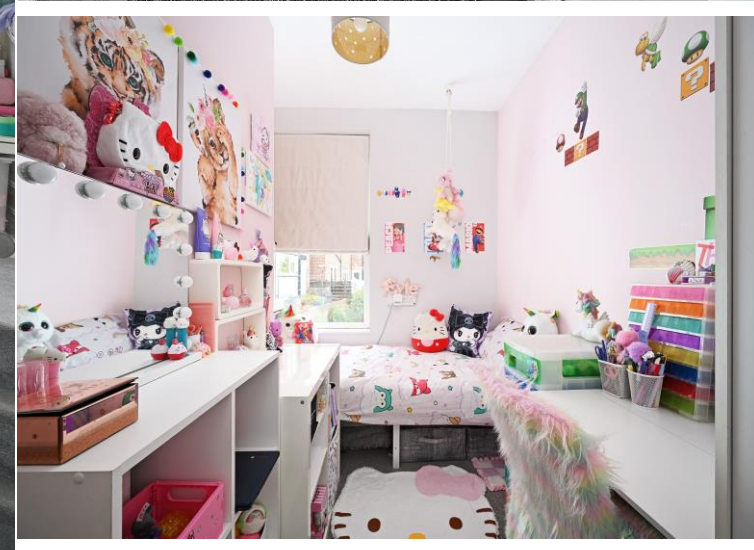
3 Waller Road

Walkley • Sheffield • S6 5DP

Guide Price £235,000 - £255,000

An attractive 3 bedroom bay windowed semi-detached house with a lovely interior. Improved by the present owners to create a stylish, light, and airy interior over three floors. Features include a beautiful new kitchen in 2023, a modern bathroom, a lovely lounge, a spacious attic bedroom, excellent views, and a south facing rear garden. Benefits from gas central heating with a combination boiler and double glazing. Popular road in Walkley. The ground floor has a front bay window lounge, an inner lobby with stairs to the first floor, and a dining kitchen. The lounge has a bay window, elevated from the pavement to provide some privacy, with bespoke blinds, which are included in the sale, finished with in-trend grey walls and a focal decorative fireplace. The dining kitchen was refurbished in 2023 with an excellent range of Shaker style units, in a pale grey colour, with wood effect worktops, brick-shaped splashback tiling, and a York stone tiled floor. One of the wall units houses the Vaillant gas combination boiler. Included within the sale is an integrated oven, hob with an extractor above, a dishwasher, and washing machine. There is space for an American style fridge freezer. A rear window benefits from a south facing aspect and looks onto the garden. The blind is included. An internal door provides access to the basement, offering scope for conversion, subject to any necessary consents. On the first floor, there is a landing with a modern, glass balustrade, two bedrooms, and a bathroom. The front bedroom is a double room with grey walls and carpet, along with a recess under the stairs. The blind is included in the sale. The rear bedroom is a single room with a nice outlook. The bathroom has a white with a shower over the bath, with a glass screen, along with a wash basin and WC. There is stylish tiling, a tiled effect floor, and an electric heated towel rail/radiator. Stairs from the landing lead to an attic double bedroom, spacious, with lots of natural light from a front Velux window and a rear dormer window, both with far reaching views. The attic bedroom has a glass balustrade like the landing, a radiator, and eaves storage. Outside, there is a stone walled forecourt with a slate finish, side access, with a gate into an enclosed south facing rear garden with artificial grass, two patios, and fencing. Waller Road is a popular road in Walkley, well-served by local shops and amenities, schools, recreational facilities, and public transport with links to the city centre, hospitals, universities, train stations, and the Peak District. The tenure is Leasehold with an 800-year lease from 1957. The annual ground rent is £2.50





- Attractive Semi-Detached House
- 3 Bedrooms
- Lovely Interior over 3 Floors
- New Kitchen in 2023
- Modern Bathroom

- Spacious Attic Bedroom
- Combi Boiler & Double Glazing
- Far Reaching Views
- South Facing Garden
- Council Tax A. EPC Rating D



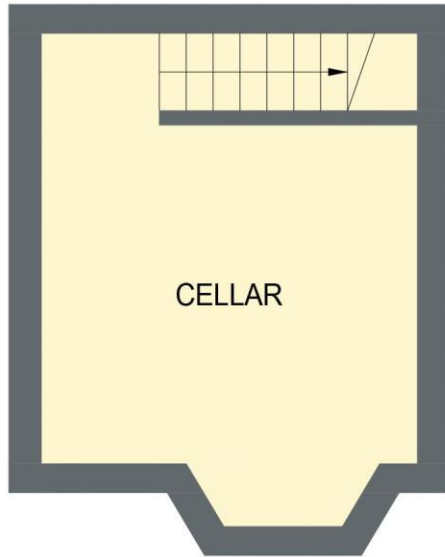


3 WALLER ROAD

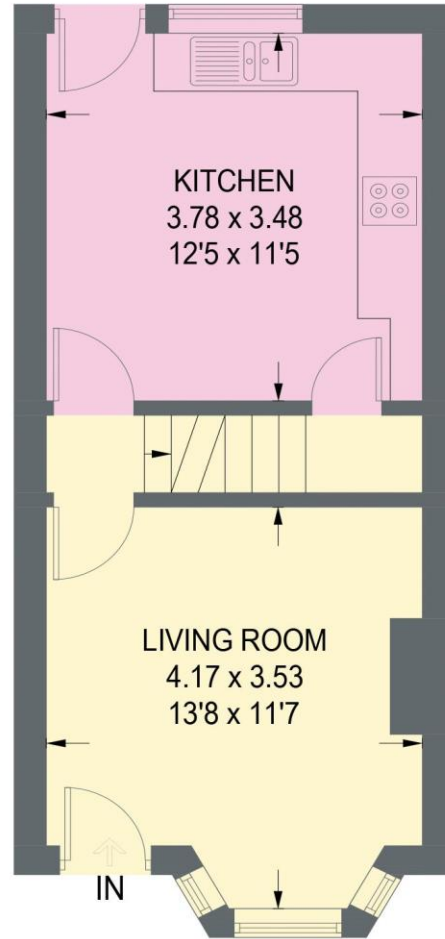
APPROXIMATE GROSS INTERNAL AREA = 81.9 SQ M / 881 SQ FT

CELLAR = 16.5 SQ M / 178 SQ FT

TOTAL = 98.4 SQ M / 1059 SQ FT



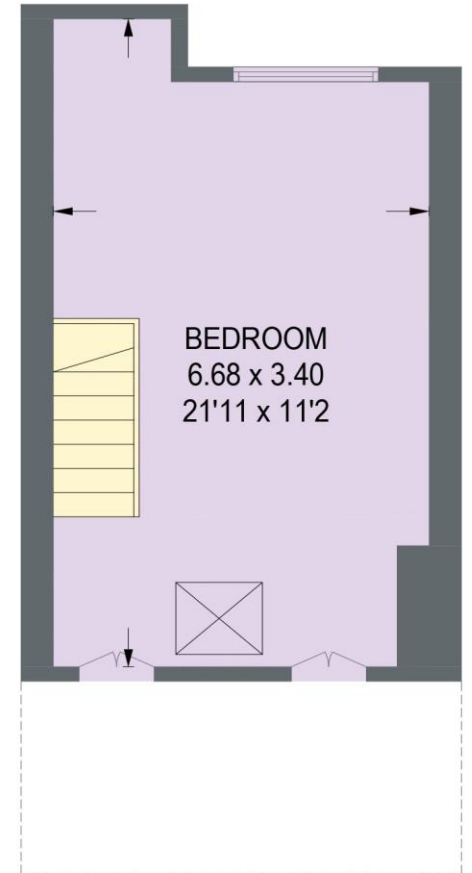
CELLAR
16.5 SQ M / 178 SQ FT



GROUND FLOOR
30.6 SQ M / 329 SQ FT



FIRST FLOOR
29.4 SQ M / 316 SQ FT



SECOND FLOOR
21.9 SQ M / 236 SQ FT

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

