







111 Walkley Street

Walkley • Sheffield • S6 2WT

Guide Price £240,000 - £260,000

Dating back to 1870 is a charming stone built terraced home located on a popular road in Walkley, S6. Light and airy, deceptively spacious accommodation arranged over 3 levels with three good sized bedrooms, a modern kitchen and bathroom, cosy living room, and an attractive rear garden. Freehold. The ground floor accommodation creates a lovely, homely feel. The living room is front facing, styled in modern tones, with shelving in the alcoves. Offering a beautiful garden outlook to the rear is the dining kitchen, filled with natural light. A generous array of wooden wall and base units are topped with solid wooden worktops. Included is an integrated oven, induction hob, fridge freezer and washing machine. There is ample space for a family dining table and access to the cellar, providing additional pantry storage. Stairs rise to the first floor which has two bedrooms and the family bathroom, fitted with a traditional 3-piece white suite, overhead rainfall shower, on-trend panelling, and complementary vinyl floor. Stairs lead to a further spacious dual aspect double bedroom on the second floor, designed with varnished floorboards and crisp white walls, with access to the eaves. Externally, an enclosed rear garden provides a stunning outlook and versatile outdoor space with a stone terrace and partial lawn. There is access through neighbouring gardens or via a resident shared path leading out on to Cundy Street. Walkley Street is an extremely popular road, well-served by local shops and amenities in Walkley, with a variety of shops, cafes, restaurants and pubs. Bolehills and Ruskin Park offer local green spaces, with excellent public transport, and access links to the city centre, hospitals, universities, and further out into the Peak District.



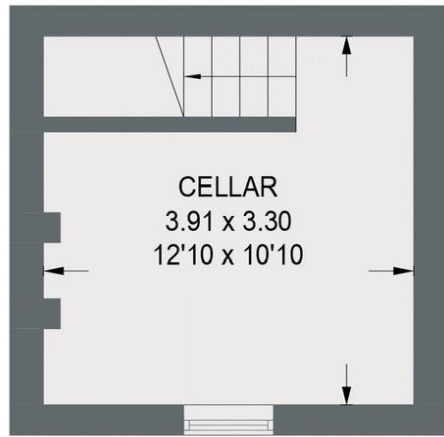


- Charming Stone Built Terraced House
- Dating Back to 1870
- 3 Bedrooms
- Spacious Dining Kitchen & Cellar
- Arranged Over 3 Levels
- Deceptively Spacious Accommodation
- Combination Boiler & Double Glazing
- Attractive Rear Garden
- Freehold
- Council Tax Band A, EPC Rating TBC

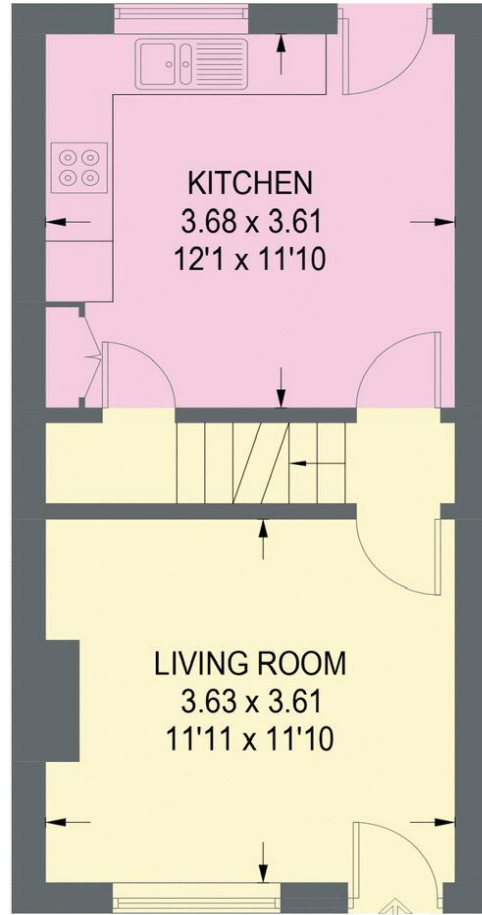


111 WALKLEY STREET

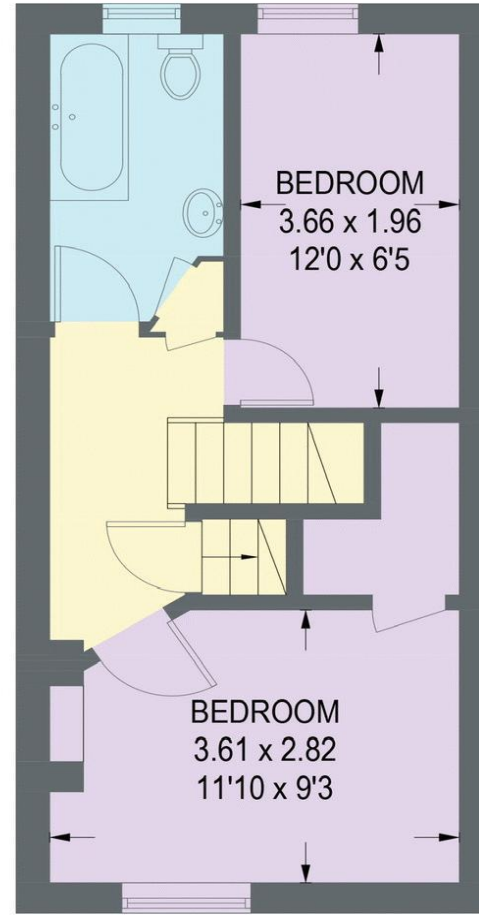
APPROXIMATE GROSS INTERNAL AREA = 96.5 SQ M / 1038 SQ FT
(EXCLUDING EAVES)



CELLAR
12.0 SQ M / 129 SQ FT



GROUND FLOOR
30.9 SQ M / 333 SQ FT



FIRST FLOOR
30.7 SQ M / 330 SQ FT



SECOND FLOOR
22.9 SQ M / 246 SQ FT

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



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