







3 Linaker Road

Walkley • Sheffield • S6 5DS

Guide Price £265,000 - £275,000

Located in the sought after area of Walkley, is a deceptively spacious 3-bedroom semidetached property within walking distance of the Bolehills. In need of modernisation, offering fabulous potential to develop or extend subject to necessary consents. Features adjoining garage, driveway and enclosed rear garden. Benefits from gas central heating and double glazing. The property enters through a porch and inner hallway. A dual aspect open plan living / dining area is generously proportioned creating a flexible living space filled with natural light. The kitchen is fitted with a range of units, topped with complementary worktops and tiled splashbacks, incorporating integrated oven, electric hob and fridge. A generous walk-in pantry creates further storage and side door leads to the adjoining garage, providing utility space and rear door access to the garden. The first floor comprises of 3 good sized bedrooms, with both double bedrooms fitted with generous made to measure storage. The bathroom is equipped with 3-piece suite and matching tiled walls. Externally a walled front garden creates a great first impression alongside a driveway leading to the garage. Through a gated path is an enclosed rear garden, laid predominantly to lawn complemented by established planting and garden shed. Ideally located in a sought-after area of Sheffield, in close proximity to an array of local amenities in Walkley, Hillsborough and Crookes. Regular public transport and great links to the city centre or out to the Peak District. Easily accessible to the hospitals and universities.





- Semi Detached House in Walkley, S6
- Offering Fabulous Potential
- Spacious Open Plan Living / Dining Area
- 3 Good Sized Bedrooms
- Gas Central Heating & Double Glazing

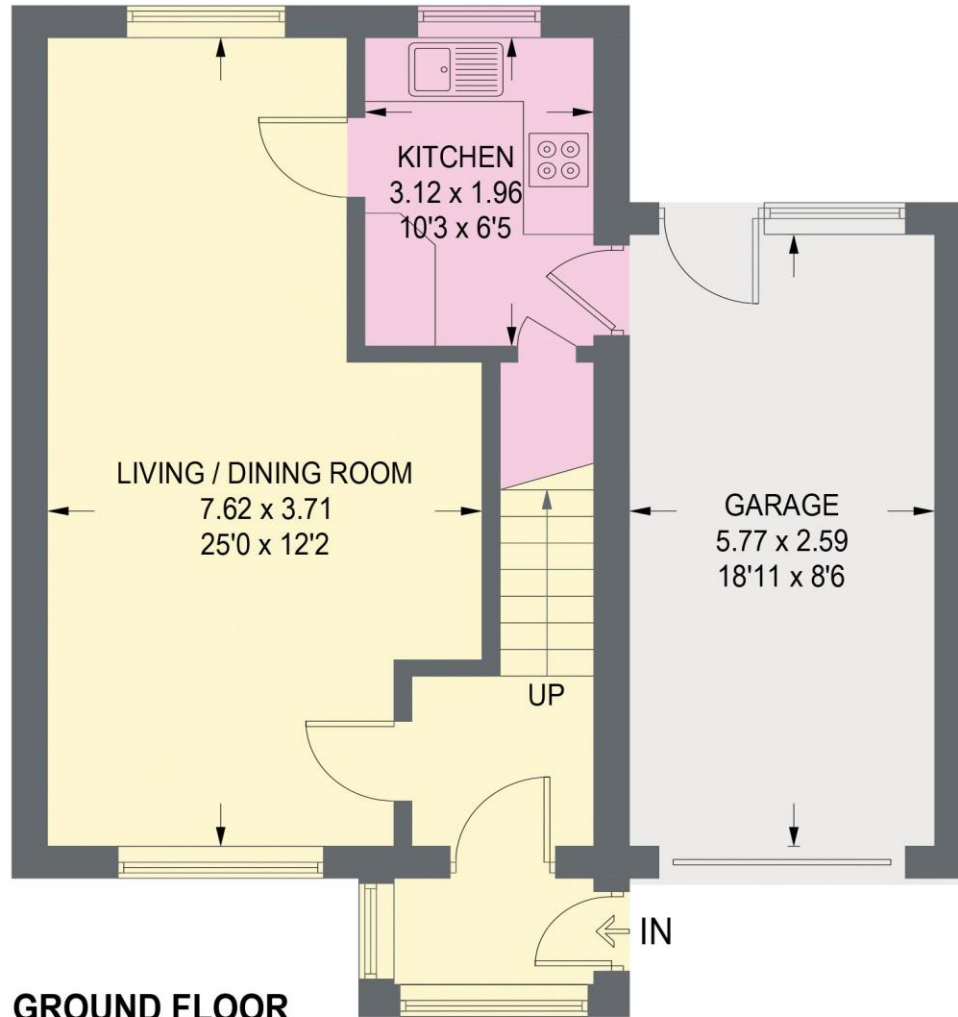
- Walking Distance of Bolehills
- Enclosed Rear Garden with Shed
- Driveway & Garage
- Leasehold 200 years 29/09/1981 £35 pa
- Council Tax Band B, EPC TBC



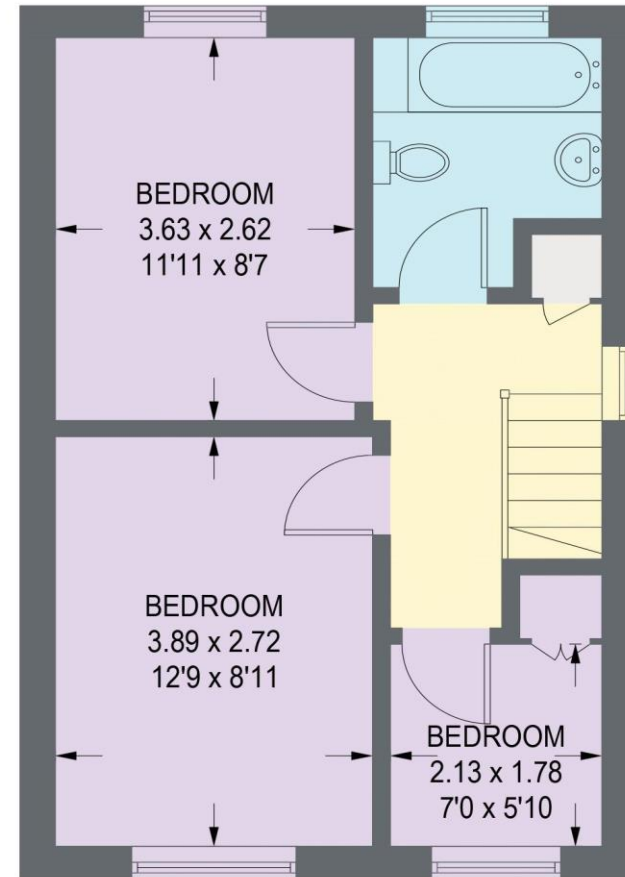


3 LINAKER ROAD

APPROXIMATE GROSS INTERNAL AREA = 89.8 SQ M / 967 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
54.5 SQ M / 587 SQ FT



FIRST FLOOR
35.3 SQ M / 380 SQ FT

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



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