



190 Walkley Road, Walkley, Sheffield, S6 2XR

Offers In The Region Of £194,950

- Mid Terraced Home
- NO CHAIN
- Popular Residential Location
- Viewing Recommended
- Three Bedrooms
- uPVC DG
- Well Presented Throughout
- Two Reception
- GCH
- Ripe For Cosmetic Improvement

190 Walkley Road, Sheffield, S6 2XR

Andersons are delighted to offer to the market this delightful property which benefits from two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three well proportioned bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

Situated in this vibrant neighbourhood, you'll find yourself close to great local amenities, quaint cafes, shops and beautiful parks to enjoy leisurely strolls. The location also provides easy access to transport links, making commuting a breeze.

Don't miss the opportunity to make this house your home and create lasting memories in this wonderful property on Walkley Road. Contact us today to arrange a viewing and step into your new abode in Sheffield.

The accommodation briefly comprises: Living Room, Inner Lobby, Dining Room and Kitchen. First Floor: Landing, Bedroom One, Bedroom Two and Shower Room. Second Floor, Bedroom Three. Outside: Forecourt garden to the front and a split level garden to the rear.



Council Tax Band: A



ACCOMMODATION

GROUND FLOOR

LIVING ROOM

13'1" x 11'5"

This light and airy room benefits from a front facing uPVC double glazed bay window along with a uPVC front door with glazed top panel. There is ornate cornice and rose to the ceiling, a feature fireplace with inset electric fire and a central heating radiator.

INNER LOBBY

Having a central heating radiator and stairs leading up to the first floor.

DINING ROOM

13'1" x 11'9"

With a rear facing uPVC double glazed window, a central heating radiator and coving to the ceiling. There is a door which provides access to the cellar head and down to the cellar.

CELLAR

12'3" x 11'3"

Housing the gas and electric meters, electrical consumer unit and providing useful storage space.

KITCHEN

8'6" x 6'7"

Fitted with a range of units above and below roll top work surfaces incorporated within is a one and a half bowl, single drainer sink with mixer taps. There is space for a freestanding cooker, space for a

fridge and freezer and space and plumbing for an automatic washing machine. The room benefits from a rear facing uPVC double glazed window with lovely views, complimentary tiled upstands and a side facing uPVC entrance door.

FIRST FLOOR

LANDING

With a spindle balustrade and staircase which provides access to the second floor accommodation.

BEDROOM ONE

13'1" x 11'9"

Having a front facing uPVC double glazed window, a central heating radiator, coving to the ceiling and a good sized storage cupboard.

BEDROOM TWO

11'7" x 7'10"

Having a rear facing uPVC double glazed window, with lovely views and a central heating radiator.

SHOWER ROOM

7'7" x 5'0"

Fitted with a three piece suite comprising of a walk-in shower cubicle with thermostatic shower, pedestal wash hand basin and low flush w/c. There are tiled splash backs, a rear facing uPVC double glazed window and a chrome towel radiator.

SECOND FLOOR

BEDROOM THREE

17'4" x 14'6"

Having a rear facing Velux window and a central heating radiator.

OUTSIDE

To the front of the property sees a forecourt garden behind a low level timber fence. There is a side access passage which leads to the rear of number 190 where there is a split level garden with a paved area directly behind the property and a sunken lawned garden down a further set of steps (please note the garden area belonging to no.190 makes up half of the area shown on the image, a copy of the title plan can be obtained from the agent).

GENERAL

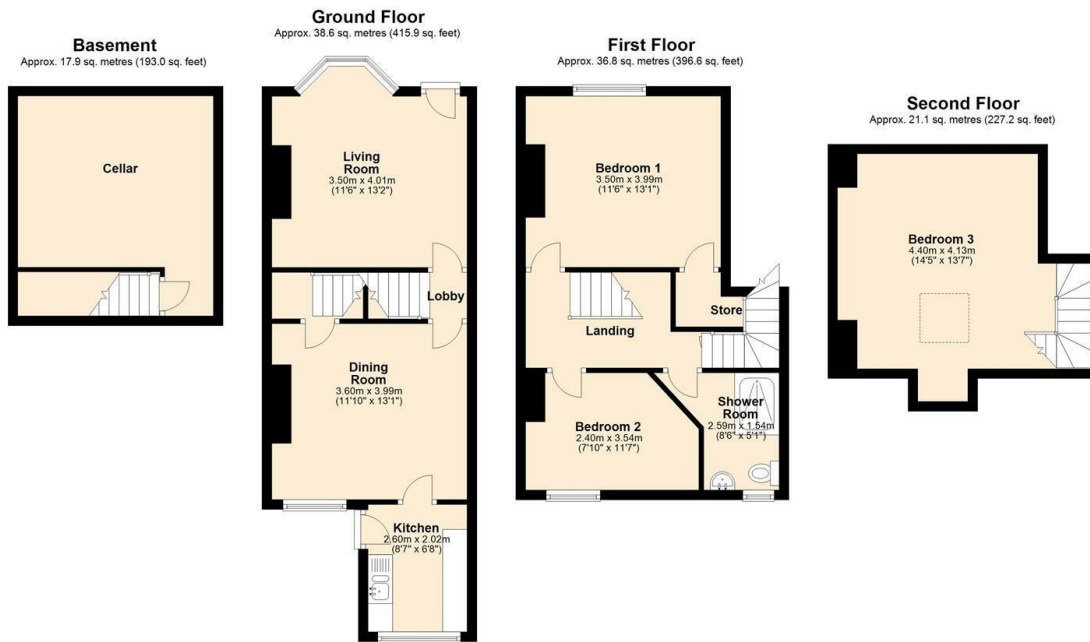
Please note that parking outside of the property is limited due to the highway being subject to clearway zone restrictions. We are informed that you cannot park outside the property between the hours of 4.30pm and 6.30pm Mon-Fri. We would recommend if parking is important to a potential purchaser that the contact Sheffield City Council for further clarification.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. No tests have been carried out on any appliances, fires and boilers and any mention of these relates to their physical presence and not their working condition.

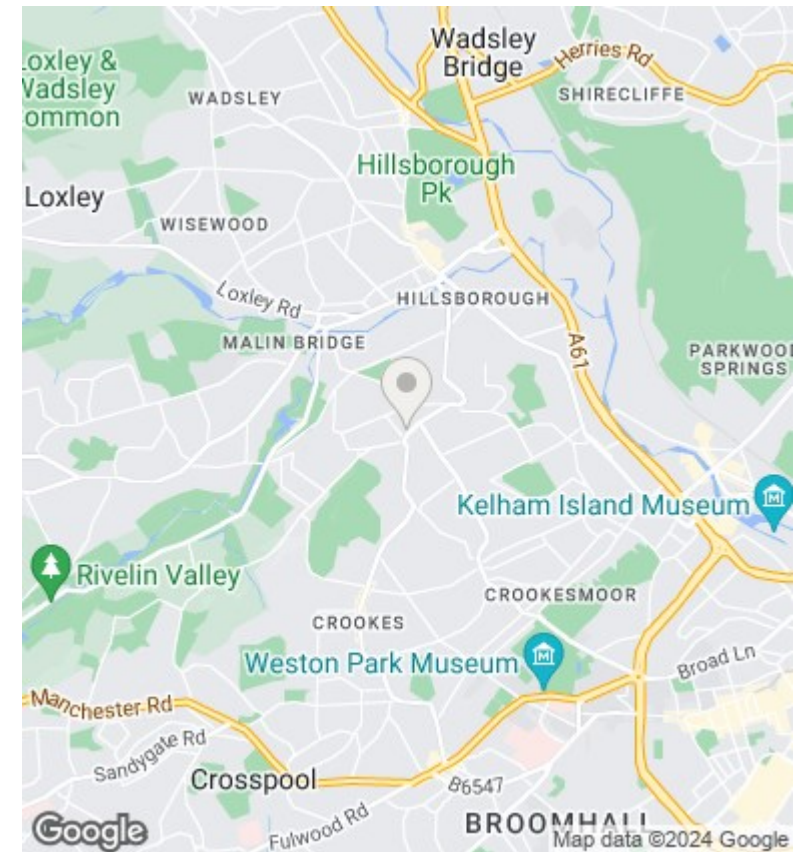
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.







Total area: approx. 114.5 sq. metres (1232.7 sq. feet)
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 Plan produced using PlanUp.



Council Tax Band

A

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	