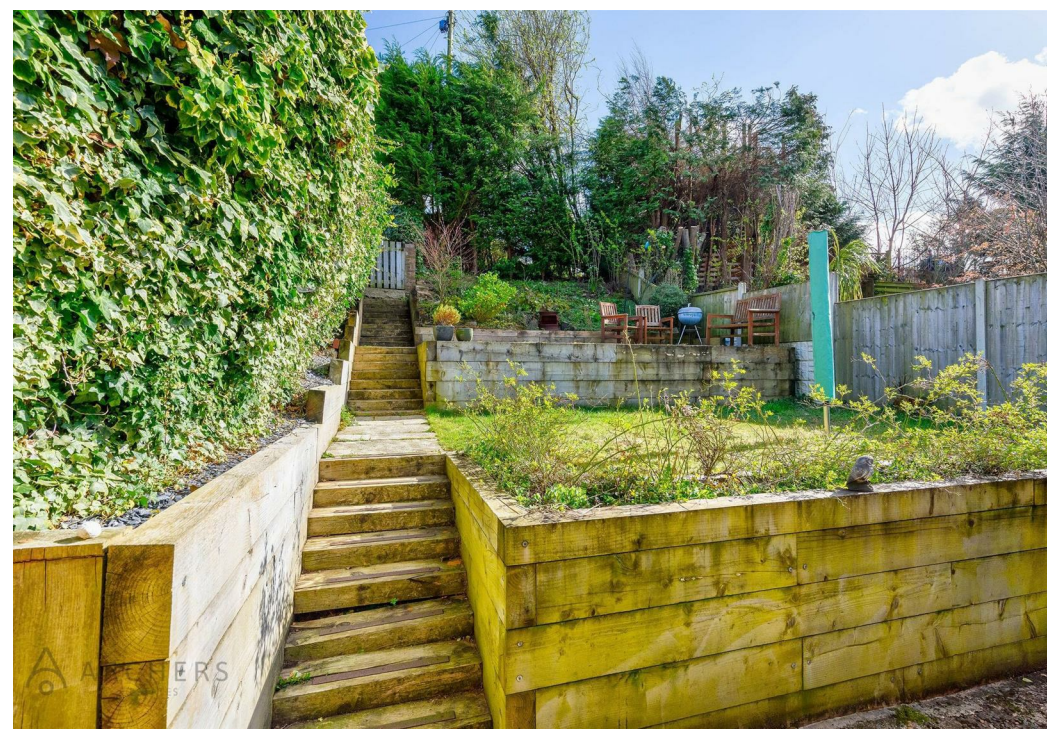


511 Walkley Bank Road, Walkley, Sheffield, S6 5AQ
£290,000

ARCHERS
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511 Walkley Bank Road, Walkley, Sheffield, S6 5AQ

£290,000

Council Tax Band: C

A modern styled three bedroom semi-detached home which is located opposite woodlands in the Rivelin Valley and enjoys a unique layout! Perfect for families or first time buyers, the property has stylish decor throughout and offers a versatile living space with a stunning open plan living room, off road parking, a garage and a tiered garden to the rear with fine views towards the Peak District and beyond to name a few highlights! Situated close to shops, cafes and amenities in Walkley, Crookes and Hillsborough, the property is also well served by regular transport links including the Supertram network giving easy access to the universities and hospitals. The property is also within the catchment area of Rivelin and Forge Valley schools. With double glazing and gas central heating, the property in brief comprises; galley style kitchen, open plan living room, two spacious bedrooms and a landing area. To the ground floor there is a hallway with utility cupboard, a double sized bedroom and a bathroom with four piece suite. Outside, there is a driveway, garage and small garden to the front whilst to the rear there is a tiered garden with two patios, a lawn and fencing/hedging surrounding. A viewing is essential to appreciate the accommodation on offer - contact Archers Estates to book your visit today! Freehold tenure, council tax band C.

Kitchen

A side facing upvc entrance door leads directly into the kitchen, which has a galley style layout with modern styled fitted wall and base units providing ample storage space and a laminated worksurface incorporating a stainless steel sink and drainer units and a gas hob with extractor above. There is an integrated electric oven and space for an under counter fridge. With a side facing upvc double glazed window, radiator and solid wood flooring. Openings lead to the living room and the first floor landing.

Open Plan Living Area

A stunning open plan living space which is bursting with natural light and enjoys views over woodland and beyond! Having two front facing upvc double glazed windows, a radiator, solid wood flooring and space for living and dining furniture. A door leads to the first floor landing.

First Floor Landing Area

Having a wooden bannister rail, doors to all rooms on this level, a loft hatch and steps descending to the ground floor hallway.

Master Bedroom

A bright and spacious double sized room which has a rear facing upvc double glazed window overlooking the rear garden and a radiator.

Bedroom Two

The second bedroom is a larger than average single sized room which has a rear facing upvc double glazed window overlooking the garden and a radiator.

Ground Floor Hallway

A staircase descends from the first floor landing area and leads to the ground floor hallway which has laminate flooring, a radiator and a front facing composite door to the outside. There is also a useful utility cupboard having space for a washing machine, tumble dryer and the combi boiler is located here too. Doors lead to the third bedroom and the bathroom.

Bedroom Three

A spacious double sized room which has a radiator and a front facing upvc double glazed window enjoying views over woodland.

Bathroom

Having a modern styled four piece suite comprising of a panelled bath, a corner shower enclosure, a half pedestal wash basin and a low flush wc,. With a chrome towel radiator, tiled flooring and a front facing upvc double glazed window.

Outside

To the front of the property there is a driveway leading to the garage, a small seating area and steps rise to the first floor level where there is a terraced seating area above the garage and a secure gate leads to the side of the property which has a path leading to the rear of the property, where there is a landscaped and tiered garden space with a patio and steps rise to a lawned garden. Further steps rise to another patio area and there is a gate to the rear giving access to Robertson Road. With fencing and shrubs surrounding for added privacy, the garden also enjoys fine views towards the Peak District -with incredible sunsets too!

Garage

Having an up and over door and power/lighting, the garage has ample space for storage.



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 16.5 sq. metres (177.6 sq. feet)



Ground Floor

Approx. 25.0 sq. metres (268.7 sq. feet)



Main area: Approx. 73.1 sq. metres (786.4 sq. feet)

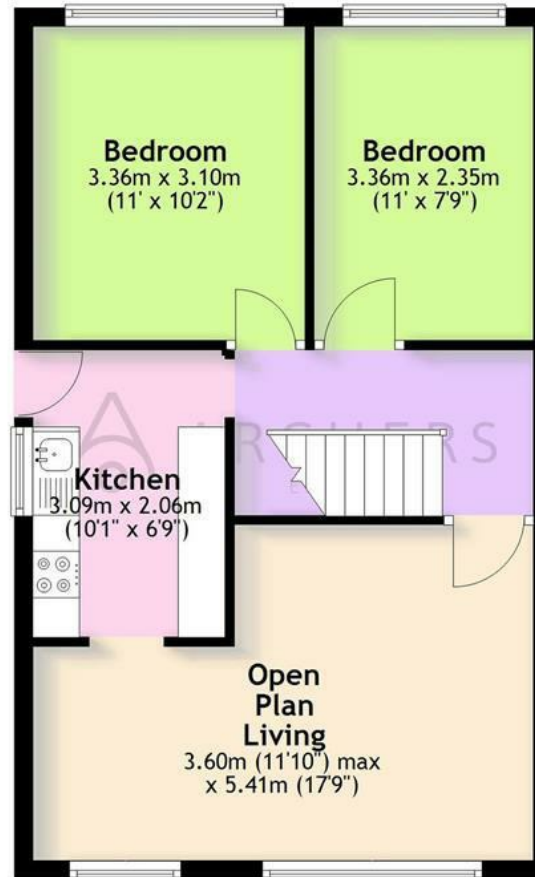
Plus garages, approx. 16.5 sq. metres (177.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

First Floor

Approx. 48.1 sq. metres (517.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		71	86
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

