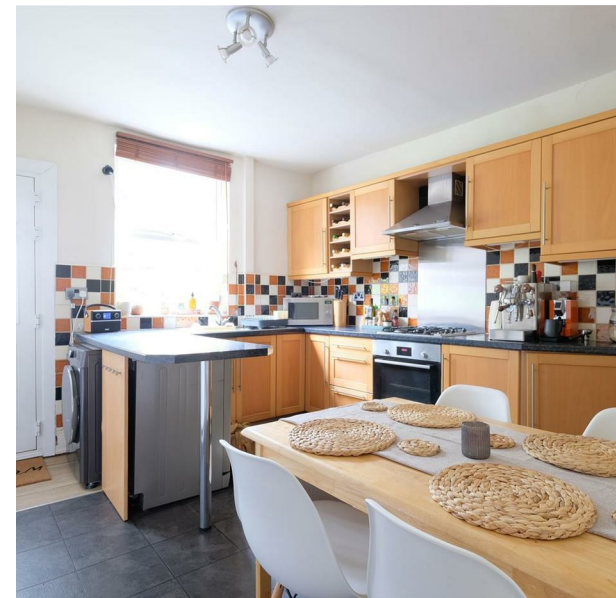


29 Matlock Road, Walkley, Sheffield, S6 3RQ  
£249,950

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**29 Matlock Road, Walkley, Sheffield, S6 3RQ**

**£249,950**

**Council Tax Band: A**

A modern and tastefully decorated three bedroom mid terraced home which is located on this quiet road in Walkley and enjoys far reaching views! Perfect for first time buyers or landlords, the property enjoys spacious rooms throughout including a larger than average attic bedroom. Situated close to a wealth of shops, cafes and amenities in Walkley and Crookes, the property is well served by regular bus routes giving easy access to the universities, hospitals and the city centre. With double glazing and gas central heating throughout, the property in brief comprises; lounge, inner hall and dining kitchen with cellar access. To the first floor there is a landing area, two bedrooms and a bathroom. To the second floor there is a spacious attic bedroom. Outside, there is small frontage area accessed via steps whilst to the rear there is a raised garden with a lawn and brick built outhouse. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Council tax band A, freehold tenure.

### **Lounge**

Access to the property is gained through a composite door which leads into the lounge. Having a front facing upvc double glazed window with far reaching views, a radiator and decorative feature fireplace with tiled hearth. A door leads to the inner hall.

### **Inner Hall**

Having a staircase rising to the first floor and doors connecting the lounge and dining kitchen.

### **Dining Kitchen**

A spacious dining kitchen which has modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There is an integrated electric oven and space for appliances including a dishwasher and washing machine. With a radiator, ample space for a dining table and chairs, tiled/laminate flooring, a rear facing upvc double glazed window and rear facing composite door leading to the garden area. A further door gives access to the cellar.

### **Cellar Head**

Having space for a fridge freezer and steps descending to the cellar, which offers additional storage space.

### **First Floor Landing Area**

A staircase ascends from the inner hall and leads to the first floor landing area, which has a wooden bannister rail and doors leading to all rooms on this level. A further staircase rises to the second floor accommodation.

### **Master Bedroom**

A bright and spacious master bedroom which has a front facing upvc double glazed window offering far reaching views, a radiator and a decorative cast iron fireplace.

### **Bedroom Two**

The second bedroom is a single sized room which is perfect for use as a home office if required, having a rear facing upvc double glazed window, radiator and solid wood flooring. The combi boiler is also located in this room.

### **Bathroom**

Having a modern styled suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a towel radiator, laminate flooring and a rear facing upvc double glazed window.

### **Attic Bedroom Three**

A staircase ascends to the second floor where there is a larger than average attic bedroom. Having a wooden bannister rail, rear facing velux window and a radiator.

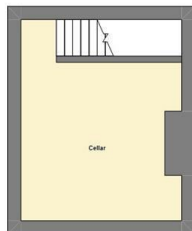
### **Garden**

To the front of the property, steps rise to a small garden area and the entrance door. A shared passage to the rear leads to the garden area, which has a raised lawn with a blossom tree and borders. There is a brick built outbuilding to the rear of the garden.

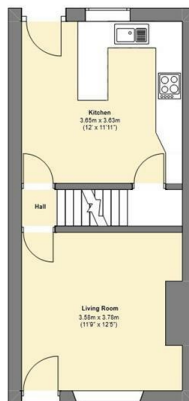




**Basement**  
Approx. 13.2m<sup>2</sup> (142.1ft<sup>2</sup>)



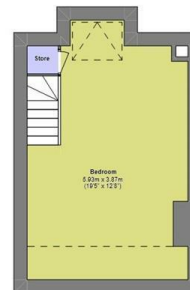
**Ground Floor**  
Approx. 30.2m<sup>2</sup> (325.1ft<sup>2</sup>)



**First Floor**  
Approx. 30.2m<sup>2</sup> (325.1ft<sup>2</sup>)



**First Floor**  
Approx. 19.8m<sup>2</sup> (213.1ft<sup>2</sup>)



Floor plans are for illustrative purposes only. All measurements and areas are approximate. Not to scale. No liability is taken for any error, omission or misstatement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 