



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

84 Walkley Road, Walkley, Sheffield, S6 2XP

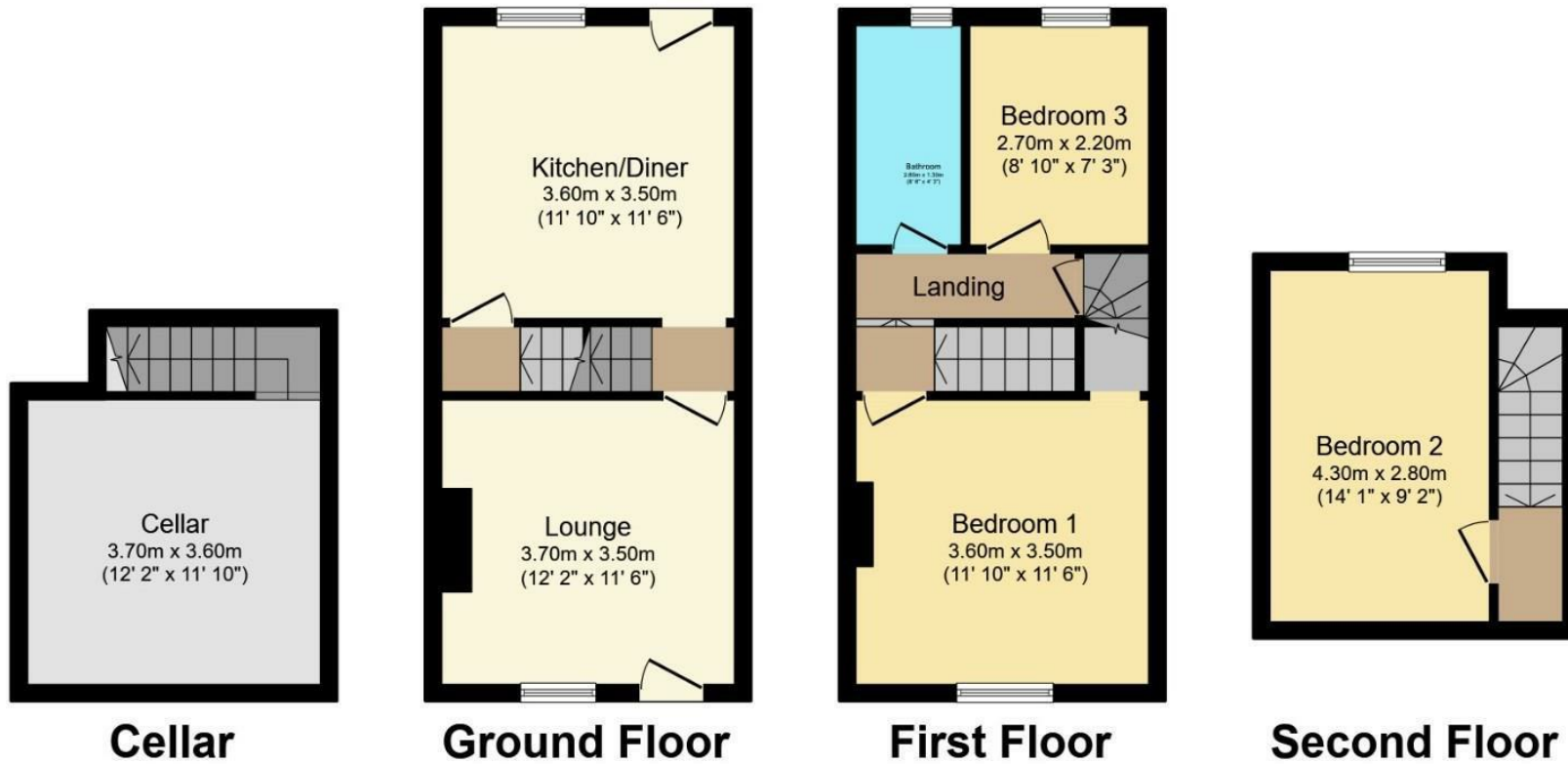
84 Walkley Road, Walkley, Sheffield, S6 2XP

Asking Price £160,000

Hunters Hillsborough are delighted to present an ideal opportunity for first time buyers or investors to purchase a three bedroom stone fronted mid terrace home in the heart of Walkley. Requiring a scheme of modernisation this is the perfect project for anyone wanting a blank canvas. The property retains many original features including double coving and deep skirting boards and enjoys pleasant rear views. Entry via the front door into the lounge with a solid wood fire surround and original fire and tiled hearth. A door takes you through to the inner lobby with stairs rising to the first floor. Step down into the kitchen diner with a good range of wall and base units, integrated electric oven and gas hob and fridge freezer. A door leads down to the cellar and there is access via the back door to the garden. The first floor has the master bedroom at the front of the house with a handy under the stairs storage space. Single bedroom with views over the valley and the family bathroom comprising a white three piece suite comprising bath, shower over bath, W/C and sink basin. Stairs rise to the attic bedroom with a dormer window. Situated within close proximity to the many independent shops and cafes on South Road and easy access to Hillsborough and the Supertram route.

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Total floor area 88.2 m<sup>2</sup> (950 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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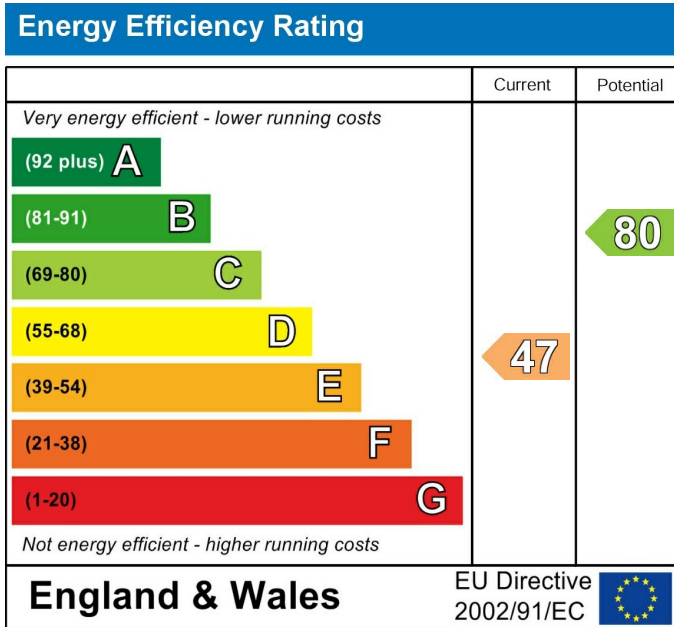
**General Remarks**

TENURE The property is Freehold

RATING ASSESSMENT We are advised by the Local Authority that the property is assessed for Council Tax Band A.

Vacant possession upon completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale. MORTGAGE FACILITIES We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















