



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

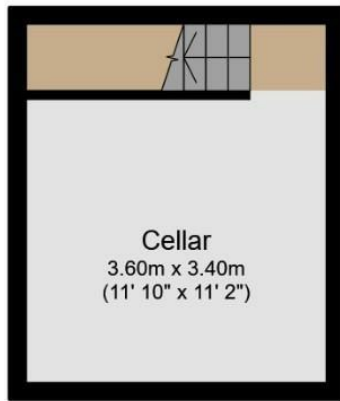
3 Lonsdale Road, Walkley, Sheffield, S6 2PS

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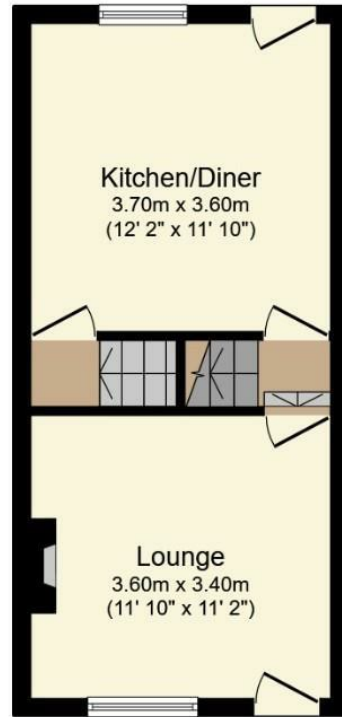
Asking Price £190,000

Hunters Hillsborough are delighted to present a three bedroom mid terrace home ideally placed to enjoy the local amenities of both Walkley and Hillsborough. Commanding an elevated position this delightful home offers accommodation over three floors with pleasant views of the area. Access via the back door into the kitchen diner with a laminate floor and a superb range of wall and base units with accompanying work surfaces. Integrated electric oven and gas hob with under counter space for a washing machine. Room for a dining table and access to the cellar head. Through to the inner lobby with stairs rising to the first floor. Step down into the lounge with a front facing window and feature fire surround with a slate hearth and gas fire included in the sale. The first floor offers a large front bedroom with far reaching views and a handy walk-in storage cupboard. Family bathroom with bath, rainfall and handheld shower over bath, W/C and sink basin. Further good size bedroom overlooking the garden. Stairs rise to the attic bedroom, spacious and bright with a front facing dormer and a velux window. Outside the rear garden shares a path with the neighbours with a lawn and mature plants and shrubs. Offered for sale with no onward chain, early viewing is highly recommended.

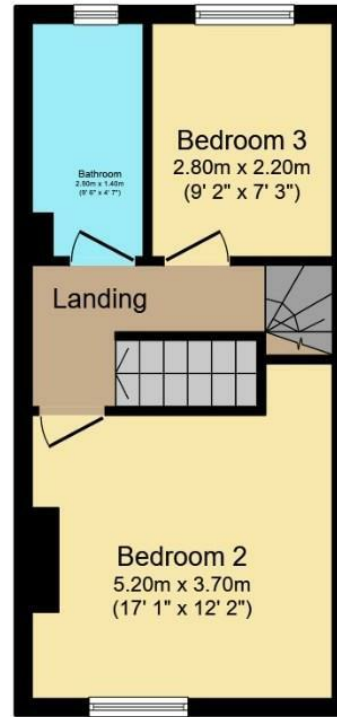
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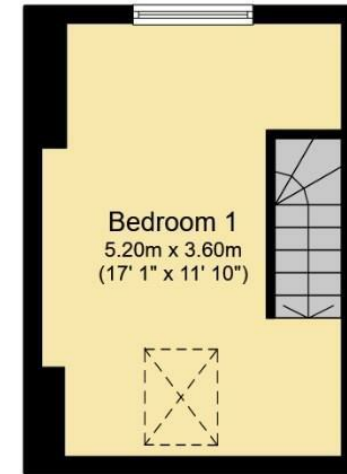
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 92.5 m<sup>2</sup> (996 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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### Local Area

Situated in the popular district of Walkley. Within walking distance of the many amenities Hillsborough, Walkley and Crookes have to offer. Regular public transport. Easy access to Sheffield city centre, central hospitals and Universities. Walking distance of Supertram. Good local schools. Beautiful walks close by in the Rivelin Valley.

### General Remarks

#### TENURE

This property is Freehold.

#### RATING ASSESSMENT

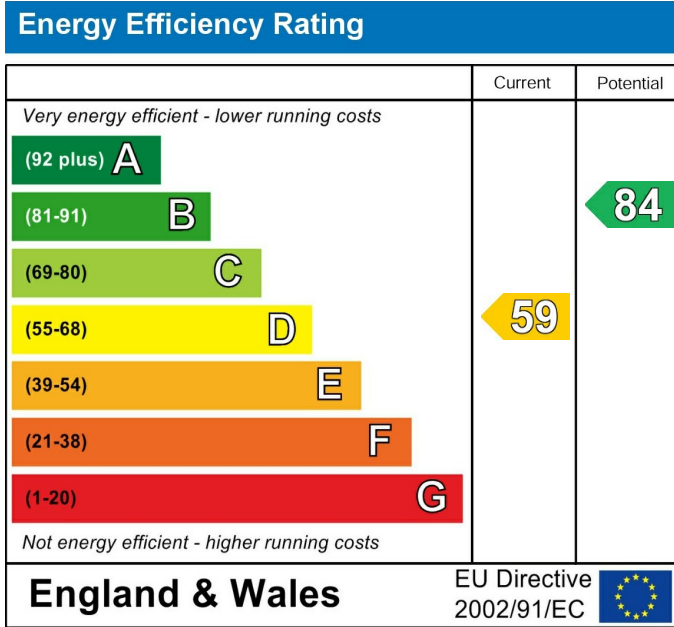
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

#### VACANT POSSESSION

Vacant possession will be given on 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 requirement



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.





