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83 Walkley Crescent Road, Sheffield, S6 5BA

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Asking Price £260,000

Hunters Hillsborough are delighted to offer a stunning three bedroomed semi detached home with a driveway in the heart of Walkley.

Having undergone extensive renovation, the property is tastefully decorated in modern decor and ready to move into. A comprehensive rewire, a new boiler and a new roof are among the many big budget repairs that have been completed.

Set back from the road, entry via the front door into a welcoming hallway with cloakroom storage and stairs rising to the first floor. Open plan living flooded with natural light courtesy of a bay windowed lounge with chimney breast and decorative stove. Through to the dining room with a modern vertical radiator and generous built-in storage in a handy pantry/walk-in cupboard. The kitchen has a range of fitted wall and base units with the fridge, oven/hob, dishwasher and washing machine all included in the sale. Exit via the back door into the south-facing rear garden.

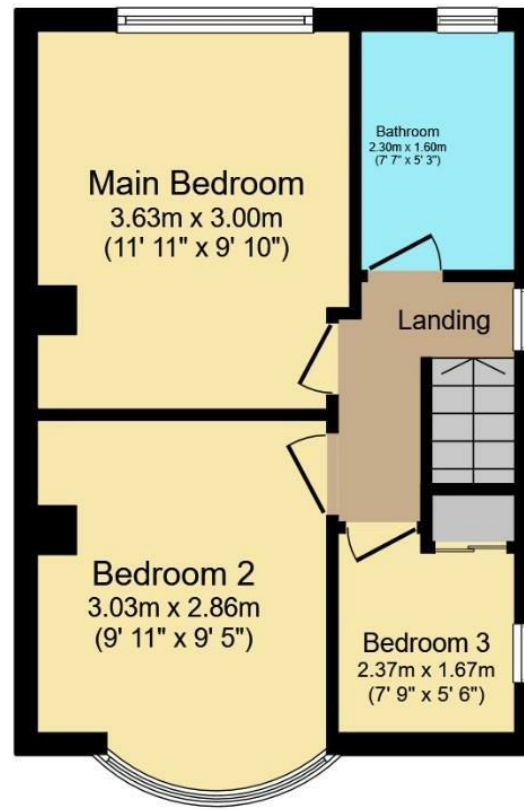
Upstairs the master bedroom commands fabulous views, with stripped back flooring and a bay window. Further double bedroom to the rear with cork flooring and plenty of space for bedroom furniture. Single bedroom with a side window, and the modern family bathroom has a bath, shower over bath, W/C, sink basin with vanity unit, and heated towel rail.

Outside, the property has off-street parking at the front, along with a raised lawn and mature blossom tree and shrubs. Access via a side gate through to the extensive rear garden, with a patio area, lawn, dry stone raised beds, and path leading up to a large shed at the top of the garden.

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Ground Floor



First Floor

Total floor area 63.7 m² (685 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

Ideally located within a 10 minute walk to convenient South Road shops, cafes and library, as well as Bole Hill park and Rivelin Valley trail.

General Remarks

TENURE

This property is Leasehold with 713 years remaining at a cost of £4.00 per annum.

RATING ASSESSMENT

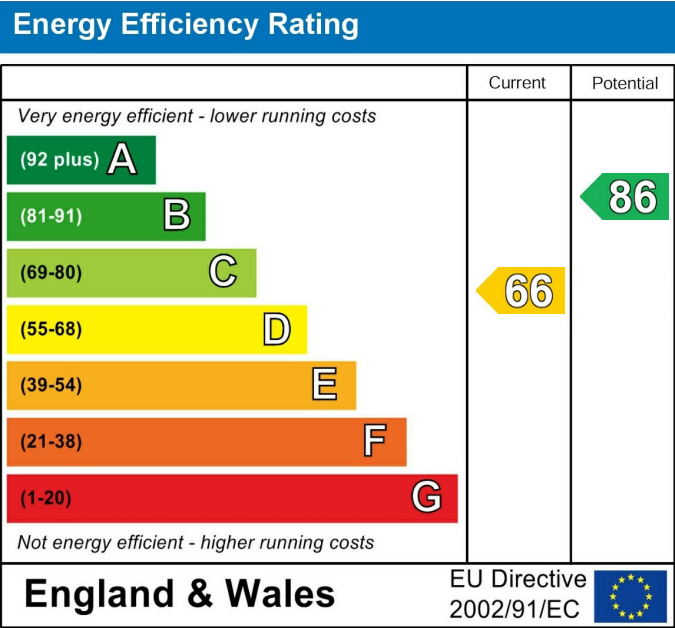
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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 requirements.



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.

