



Industry Street Walkley Sheffield S6 2WX
Guide Price £250,000

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GUIDE PRICE £250,000-£260,000 This impressive stone fronted three double bedroom mid terraced house is deceptively spacious, benefitting from the full space above the shared passageway, and enjoying a charming garden to the rear. Well presented throughout, the property pleasingly retains some original features which are complimented by modern fixtures such as contemporary bathrooms.

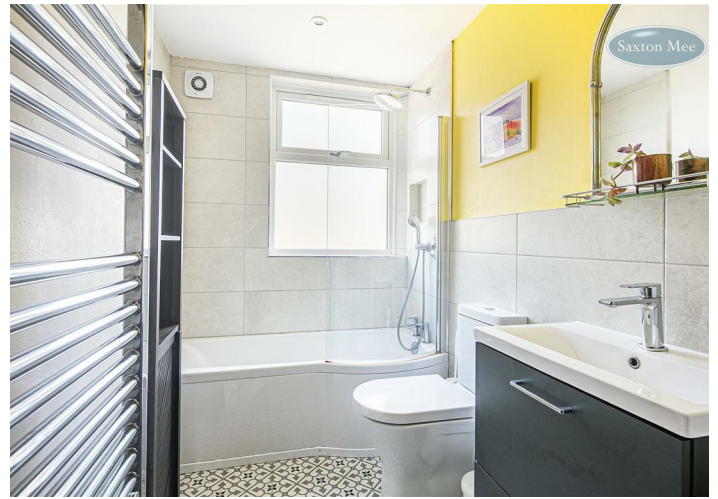
On the ground floor the accommodation includes a lounge to the front aspect that has a feature fireplace and original ceiling coving, and a kitchen diner to the rear aspect that has wood effect flooring, a range of fitted cupboards with solid wood worktops, an electric oven, induction hob, and an original dresser style alcove cupboard. From the kitchen, there is access to the cellar head with steps descending to a cellar with potential for development.

On the first floor there is an extremely large double bedroom to the front aspect which has the original pine floorboards, a useful fitted cupboard and two south facing windows, a double bedroom to the rear aspect, and a well appointed bathroom which includes a 'p' shaped bath with a shower overhead and a chrome heated towel rail.

From the landing area, stairs lead to an attic style double bedroom which features useful eaves storage, the original pine floorboards, a Velux window to the front and a dormer window to the rear aspect, and the added advantage of an ensuite shower room with a wash basin, a WC and a Velux window, complemented with a chrome towel radiator.

- DECEPTIVELY SPACIOUS
- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- STONE FRONTED TERRACE
- SOME PERIOD FEATURES
- DINING KITCHEN
- CHARMING GARDEN TO REAR
- POPULAR LOCATION
- EXCELLENT AMENITIES
- DOUBLE GLAZED WINDOWS





OUTSIDE

A mature hedgerow and low wall enclose the front yard with access to the entrance door. To the rear is a lawn garden with attractive borders. A path gives access to a brick built outbuilding and an area for bins.

LOCATION

Walkley is an incredibly popular district to the North West of Sheffield City Centre with easy access to Crookes, Broomhill, Hillsborough, and is in the right area to get quickly to the various hospitals and the main university campuses. With a local Asda supermarket just along the street, some great local independent shops, cafes and restaurants at Walkley and Crookesmoor, and being situated on a good bus route, there are some excellent local amenities. There are good local schools and parks/green space. It's also a convenient position for access to the M1 motorway network and the glorious outdoor space of the Peak District.

MATERIAL INFORMATION

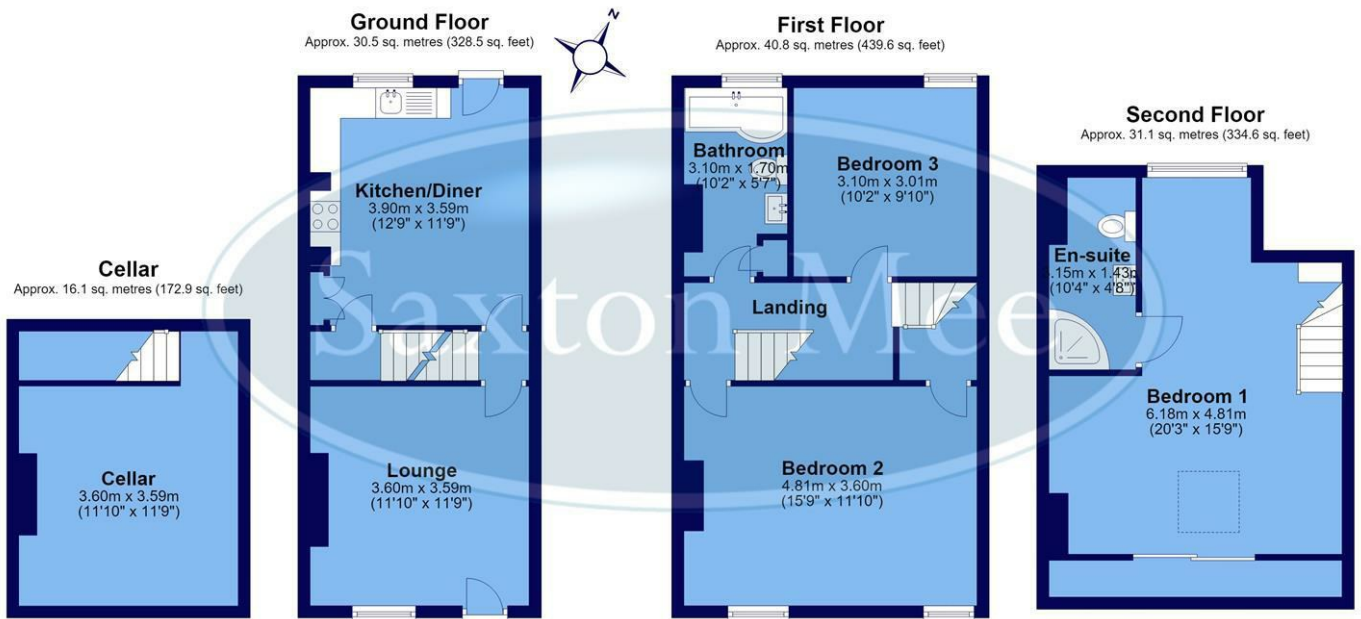
The property is Leasehold with a term of 800 years running from the 29th September 1886 (660 years remaining).

The property is currently Council Tax Band A.

VALUER

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 118.5 sq. metres (1275.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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