



Exley Avenue Walkley Sheffield S6 2WH
Offers Around £180,000

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**** TWO DOUBLE BEDROOMS ** FREEHOLD PROPERTY ** SOUTH FACING GARDEN **** Located on this quiet no-through road which is close to excellent amenities is this well presented two double bedroom mid terrace house. Benefitting from neutral décor throughout which is complimented by a contemporary fitted kitchen and a spacious bathroom, the property also enjoys a charming south facing private garden that has no through access from neighbouring properties.

Neutrally decorated throughout, the living accommodation briefly comprises enter via a front door into the lounge which has a front window and real wood flooring which continues into the kitchen/diner. The kitchen has a range of units with a contrasting worktop which incorporates the sink. Integrated appliances include an electric oven, microwave and a four ring hob with extractor above. There is a rear entrance door and access to a staircase which rises to the first floor landing.

The first floor consists of a double bedroom and a spacious bathroom with a three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor and attic double bedroom two which has two Velux windows, making this a bright and airy space.

- TWO DOUBLE BEDROOMS
- QUIET NO THROUGH ROAD
- PRIVATE SOUTH FACING GARDEN
- CLOSE TO AMENITIES
- WELL PRESENTED THROUGHOUT
- CONTEMPORARY FITTED KITCHEN
- DOUBLE GLAZED
- USEFUL CELLAR SPACE
- IDEAL FIRST TIME BUY
- POPULAR LOCATION





OUTSIDE

The property is set back from the pavement by way of a small garden area to the front. At the rear is a fully enclosed south facing garden which feels extremely private and features a sitting area, planted beds, a small timber shed, and a variety of well established plants and shrubs.

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 at Walkley and Crookesmoor, and being situated on a good bus route, there are some excellent local amenities. 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 Freehold and currently Council Tax Band A.

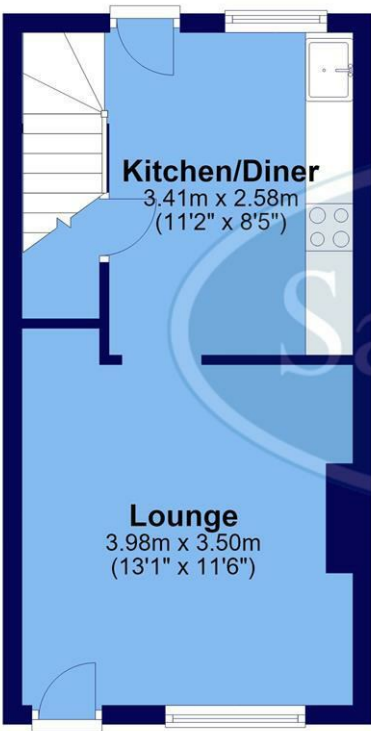
VALUER

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.

Ground Floor

Approx. 24.8 sq. metres (267.5 sq. feet)



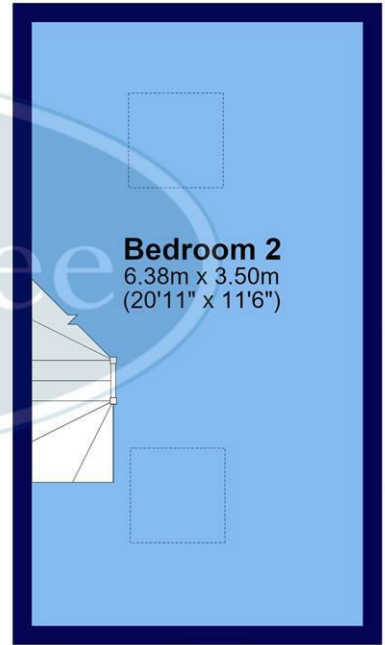
First Floor

Approx. 24.8 sq. metres (267.5 sq. feet)



Second Floor

Approx. 22.3 sq. metres (240.0 sq. feet)



Total area: approx. 72.0 sq. metres (775.0 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

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82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
1-40 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
1-40 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	