



Kirkstone Road Walkley Sheffield S6 2PP
Offers Around £225,000

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**** CHAIN FREE PROPERTY ** QUIET NO-THROUGH ROAD ** CLOSE TO AMENITIES **** Located on this quiet no-through road within the popular area of Walkley is this superb three bedroom stone fronted, mid terrace house.

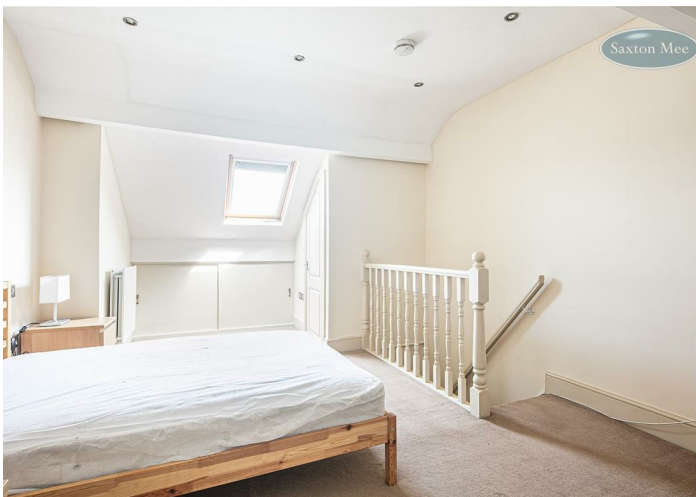
Offered to the open market with no onward chain, the property would make an ideal first time buy benefitting from neutral décor, modern gas central heating, double glazed windows, and having a private garden to the rear which has no-through access from neighbouring houses.

Briefly the accommodation comprises a south facing lounge that has original ceiling coving, an open plan kitchen diner that has laminate wood flooring with a range of fitted cupboards, an electric oven, a gas hob, and access to both the cellar head and rear garden.

The first floor has a double bedroom to the front aspect that has a built-in cupboard, a second bedroom to the rear aspect, a well appointed bathroom that is fully tiled and has a white suite with a shower over the bath, and from the landing area stairs lead to a further double bedroom that has an ensuite toilet, built-in eaves storage and a Velux window.

- SOUGHT AFTER LOCATION
- STONE FRONTED MID TERRACE
- PRIVATE GARDEN TO REAR
- THREE BEDROOMS
- BATHROOM PLUS ENSUITE WC
- OPEN PLAN OFF SHOT KITCHEN
- NO ONWARD CHAIN
- NEUTRAL DECOR
- IDEAL FIRST TIME BUY
- CLOSE TO AMENITIES





OUTSIDE

The property is set back from the pavement by way of a small stone wall and a privet hedge. To the rear is an enclosed private garden which has no through access for neighbouring properties. The garden is mainly lawn with two paved patio areas.

LOCATION

Located close to all amenities with the Sheffield Supertram on your doorstep. Within walking distance of Hillsborough as well as South Road which has an abundance of independent shops, restaurants, cafes and an ASDA supermarket. There are good local schools close by making this a popular area for families and beautiful rural walks in the Rivelin Valley.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1898 (672 years remaining).
The property is currently Council Tax Band A.

VALUER

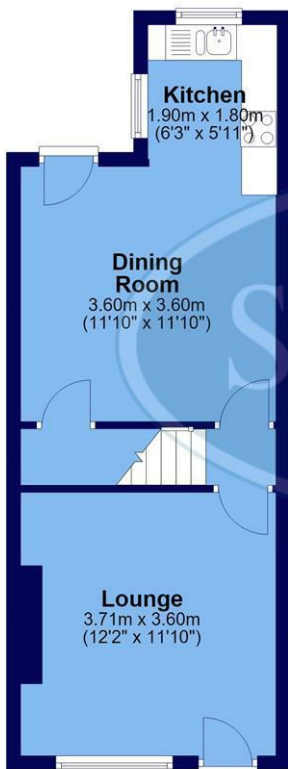
Chris Spooner ANAEA

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.



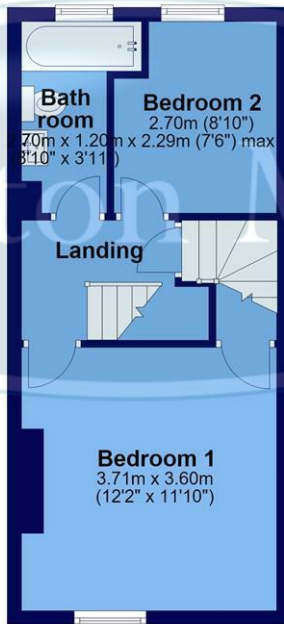
Ground Floor

Approx. 33.5 sq. metres (360.2 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.4 sq. feet)



Second Floor

Approx. 24.9 sq. metres (268.1 sq. feet)



Total area: approx. 88.2 sq. metres (949.7 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	70

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		