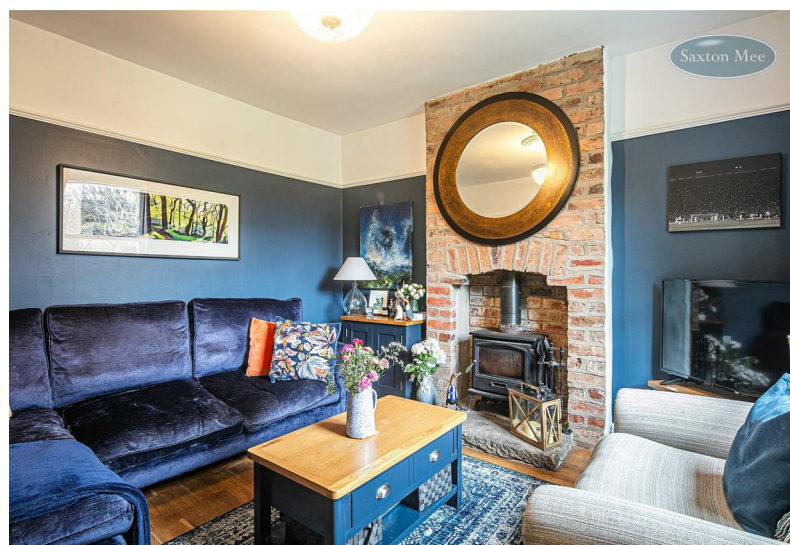
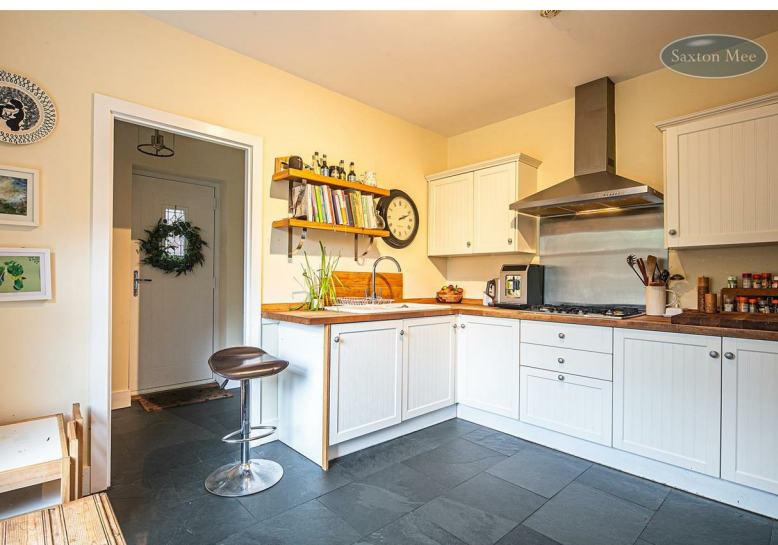




Freedom Road Walkley Sheffield S6 2XD
Price Guide £475,000

Freedom Road

Sheffield S6 2XD

Price Guide £475,000

GUIDE PRICE £475,000-£500,000 ** FREEHOLD ** An exciting opportunity has arisen to purchase this stunning four double bedroom, two bathroom detached family home which is located in the highly sought after area of Walkley S6. Well presented throughout in a modern décor, this stone built property enjoys wonderful south facing gardens with off road parking, which is a rarity in this popular location. Measuring just under 1500 square feet, the accommodation offers a perfect balance between bedrooms and living rooms including a good sized kitchen, and two separate reception rooms.

On the ground floor there is a small entrance hall which leads into a lounge which features an exposed brick chimney with a log burning stove, a dining room that also features a stove with an Oak mantle above it, a kitchen that has shaker style doors with solid wood worktops and a range of integrated appliances. Furthermore there is a downstairs WC/cloakroom with a useful fitted storage area.

The first floor has a master bedroom that has fitted wardrobes and an ensuite shower room, a second double bedroom, and a well appointed family bathroom that has a white suite which includes a free standing bath.

From the landing area, stairs lead to the second floor where you will find two further double bedrooms.

- STONE BUILT DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- LARGE SOUTH FACING GARDEN
- OFF ROAD PARKING WITH EV CHARGER
- REPLACEMENT ROOF IN 2023
- THREE RECEPTION ROOMS
- SEPARATE UTILITY ROOM
- HIGHLY SOUGHT AFTER LOCATION
- SUPERB LOCAL AMENITIES





OUTSIDE

The impressive south facing gardens include a large lawn area, railway sleeper raised beds with a variety of well established plants, shrubs and small trees. There are two useful sheds for storage, and a tarmac drive providing off road parking for at least two cars and having an EV charging point.

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

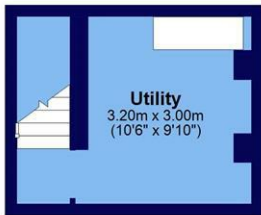
The property is Freehold and currently Council Tax Band D.

VALUER

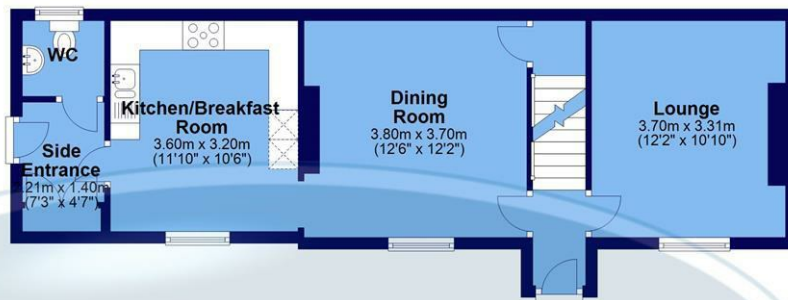
Chris Spooner ANAEA

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.

Approx. 12.8 sq. metres (137.7 sq. feet)



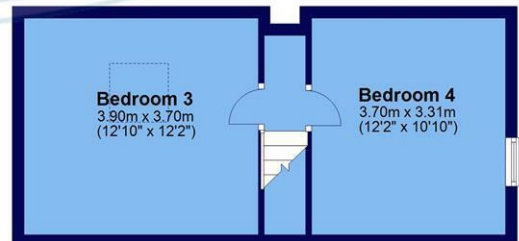
Approx. 48.4 sq. metres (520.7 sq. feet)



Approx. 46.9 sq. metres (504.9 sq. feet)



Approx. 29.7 sq. metres (320.0 sq. feet)



Total area: approx. 137.8 sq. metres (1483.2 sq. feet)

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

**Crookes
Hillsborough
Stocksbridge**

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462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Target
(92 plus) A		
(81-91) B		
(69-80) C		
(57-68) D		
(49-56) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Category	Current	Potential
(32 plus) A		
(31-31) B		
(29-30) C		
(25-28) D		
(20-24) E		
(21-23) F		
(1-20) G		

Not environmentally friendly - higher CO2 emissions

England & Wales

EU Directive 2002/49/EC