



# 121 Walkley Crescent Road

Walkley, Sheffield, S6 5BA

**Guide price £250,000**



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Nestled in the charming area of Walkley Crescent Road, Sheffield, this delightful terraced house offers a perfect blend of character and modern living. Built in 1900, the property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking a comfortable space. The inviting reception room provides a warm atmosphere, perfect for relaxation or entertaining guests.

The location is particularly advantageous, as it is within walking distance to a variety of shops, restaurants, and parks, ensuring that all your daily needs are easily met. For those commuting to local hospitals or universities, the property is conveniently situated, making travel straightforward and efficient. Additionally, the nearby Rivelin Park offers a beautiful natural retreat, perfect for leisurely strolls or outdoor activities.

This home presents an excellent opportunity for anyone looking to settle in a vibrant community with easy access to essential amenities and green spaces. With its charming features and prime location, this terraced house is a must-see for prospective buyers or renters alike.

## Living Room

12' x 11'7" (3.65m x 3.54m)

The living room welcomes you with a cosy and inviting atmosphere. The room is brightened by natural light streaming through the front-facing window, creating a warm and homely space to relax or entertain guests.

## Kitchen

8'5" x 11'2" (2.56m x 3.41m)

Neatly arranged for practicality, the kitchen is fitted with cream cabinetry and wood-effect work surfaces, creating a fresh and functional space for cooking. It includes an oven with a hob and a washing machine, and benefits from a rear door that opens to the garden, allowing easy access and plenty of natural light to fill the room.

## Bedroom 2

12' x 11'1" (3.65m x 3.38m)

This bright bedroom is situated on the first floor and has a cosy feel enhanced by a classic-style fireplace. The room is well-lit by a window offering practical space while maintaining a clean and airy ambiance.

## Bedroom 1

8'5" x 8'3" (2.56m x 2.52m)

A second bedroom on the first floor, smaller than Bedroom 2 but cosy and versatile. It benefits from natural light through a window and a neutral decor,

making it suitable for various uses such as a child's bedroom or a home office.

## Bathroom

The bathroom is modern and sleek with white tiles and contemporary fittings. It includes a bathtub with an overhead shower enclosed by a glass screen, a wall-hung vanity unit with a basin, and a WC. The space is bright and inviting with a window that provides natural light, and a chrome towel radiator adds a touch of practicality and warmth.

## Bedroom 3

13'7" x 15'9" max (4.15m x 4.80m max)

The second-floor bedroom is a spacious and bright room with sloped ceilings and a large Velux style window flooding the space with natural light. The wallpapered feature wall adds character, while built-in storage cupboards maximise space. This room offers a peaceful retreat with a charming blend of neutral and soft tones.

## Rear Garden

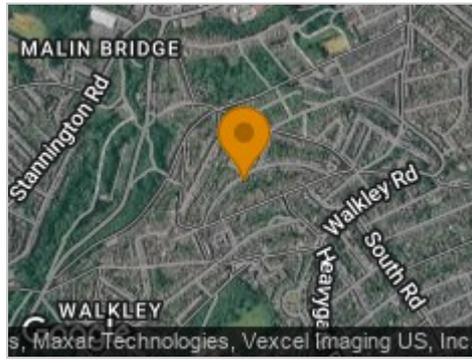
The rear garden offers a sunny outdoor space, mainly laid to gravel with stone steps leading up to a brick-walled area with storage outbuildings. The garden is enclosed by brick and timber fencing, providing a secure and low-maintenance area perfect for relaxing or enjoying some outdoor time.



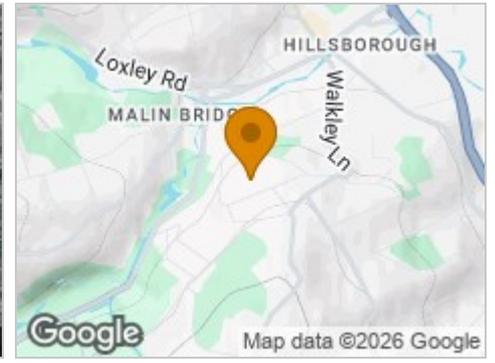
## Road Map



## Hybrid Map



## Terrain Map



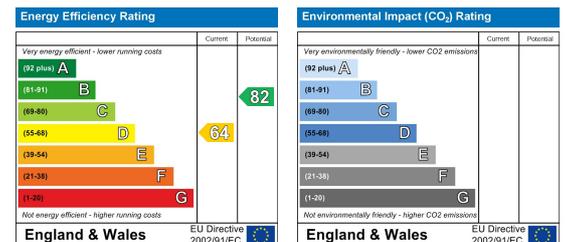
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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