







5 Waller Road

Walkley • Sheffield • S6 5DP

Guide Price £290,000 - £300,000

Immaculately presented 3-bedroom stone built semi-detached property offering fabulous views over Rivelin Valley. Beautifully presented throughout with a neutral palette incorporating modern kitchen and bathroom, impressive second floor main bedroom with ensuite, private south facing rear garden and far-reaching views. Elevated property which enters into a cosy bay fronted lounge featuring multi fuel stove upon slate hearth with oak mantle. At the rear overlooking the garden is a light and airy open plan dining kitchen which provides access to the boarded cellar creating ideal storage solutions. The off-shot kitchen is fitted with contemporary gloss units, contrasting worktops and brick shaped white tiled splashback. Integrated appliances include double oven, microwave, gas hob and dishwasher. From the dining room, stairs styled with glass balustrade lead to the first floor which comprises of 2 good sized bedrooms presented in modern décor with neutral carpet and recessed sliding door wardrobes in the front facing double bedroom. The bathroom is equipped with modern white suite and stylish tiling. Stairs rise to the main bedroom on the second floor filled with natural light courtesy of rear facing dormer windows and ensuite shower room complemented by glass bricks. Externally is a private south facing rear garden with fabulous views, incorporating stone patio, lawn and raised decking with garden shed all enclosed by established borders a fencing. Waller Road is ideally located for local walks and open countryside with great transport links to the city centre, universities and hospitals. Great local shops, pubs, and amenities with a growing café culture located in Walkley. Reputable schools nearby, and within walking distance of the Bolehills including BMX track and Rivelin Valley Park.





- Stone Built Semi Detached Property
- 3 Bedrooms & 2 Bathrooms
- Fabulous Views Over Rivelin Vlayye
- Sought After Location in Walkley, S6
- Stylishly Presented Throughout

- Modern Kitchen & Bathroom
- Private South Facing Rear Garden
- Combination Boiler & Double Glazing
- Freehold
- Council Tax Band A, EPC Rating E





5 WALLER ROAD

APPROXIMATE GROSS INTERNAL AREA = 88.9 SQ M / 957 SQ FT

CELLAR = 12.1 SQ M / 130 SQ FT

TOTAL = 101 SQ M / 1087 SQ FT

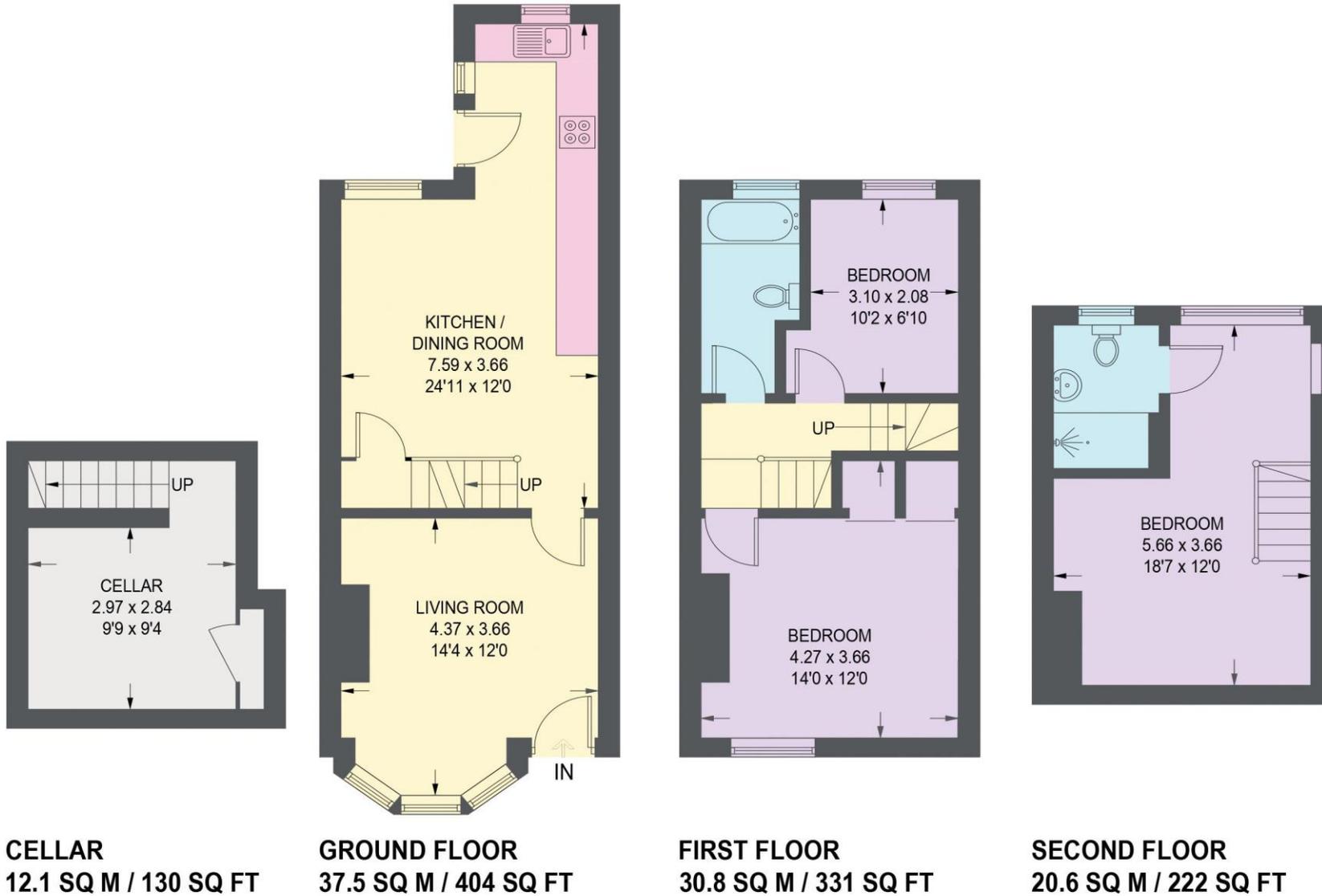


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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