



Walkley Road Walkley Sheffield S6 2XP  
Offers Around £165,000

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**\*\* FREEHOLD \*\* NO CHAIN \*\*** Of interest to first time buyers, builders and developers is this three bedroom stone fronted terrace which benefits from going over the passageway and has scope to convert the attic. The property is in need of modernising and offers exciting potential for a buyer looking to cosmetically improve to their own personal taste. The property enjoys a lovely rear outlook and benefits from double glazing windows and gas central heating.

The accommodation briefly comprises: enter via a rear porch into the kitchen/diner which has a range of fitted units, and has a wall hung gas central heating boiler. A door opens to the front lounge which has ceiling coving, trap door access to the cellar and features a solid wood open staircase which rises to the first floor landing. Here you will find three bedrooms, two of which are double in size and benefit from fitted wardrobes. There is also a three piece suite bathroom to the rear aspect.

- IN NEED OF MODERNISING
- EXCITING POTENTIAL
- NO ONWARD CHAIN
- FREEHOLD PROPERTY
- CLOSE TO AMENITIES
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- STONE FRONTED TERRACE
- VIEWS TO THE REAR
- SCOPE FOR LOFT CONVERSION





**OUTSIDE**

At the rear steps lead down to a lawned garden which has planted beds. The garden is currently open to the neighbours garden but can be easily be fenced off.

**LOCATION**

Located in the convenient and sought after location of Walkley. Within easy reach of excellent local amenities on South Road including the ASDA supermarket along with some fabulous independent outlets. Both Crookes and Hillsborough are accessible which feature butchers, bakers, greengrocers, pub, restaurants and takeaways. Regular bus routes and the Supertram can be found in walking distance, and the area benefits from well regarded local schools for both primary and secondary students.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band A.

**VALUER**

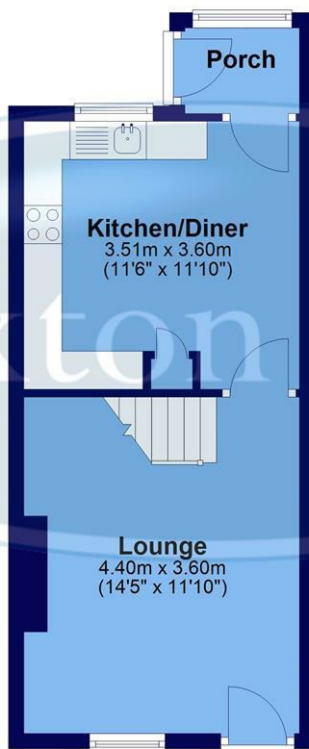
Chris Spooner ANAEA

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.



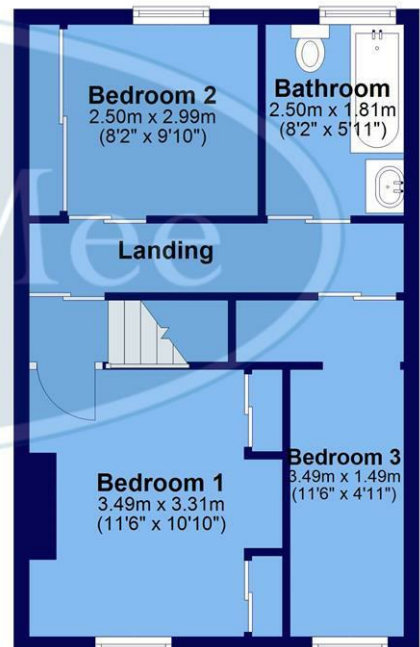
## Ground Floor

Approx. 30.7 sq. metres (330.3 sq. feet)



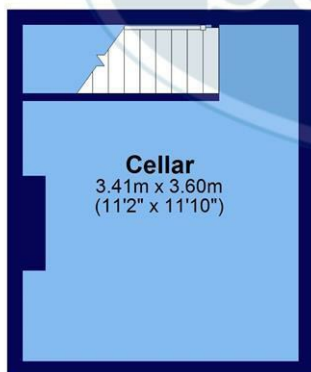
## First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



## Cellar

Approx. 15.9 sq. metres (170.7 sq. feet)



Total area: approx. 85.8 sq. metres (923.1 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		Current	Potential
Very energy efficient - lower running costs	(92-91) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		65	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-91) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		63	79