



Freedom Road Walkley Sheffield S6 2XA
Offers Around £180,000

Freedom Road

Sheffield S6 2XA

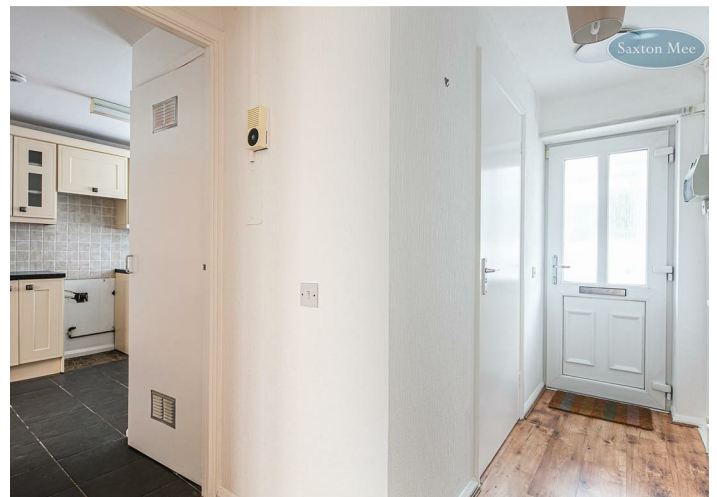
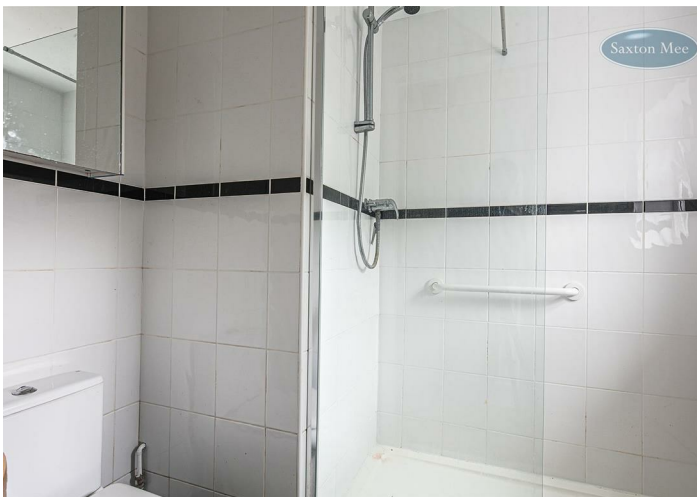
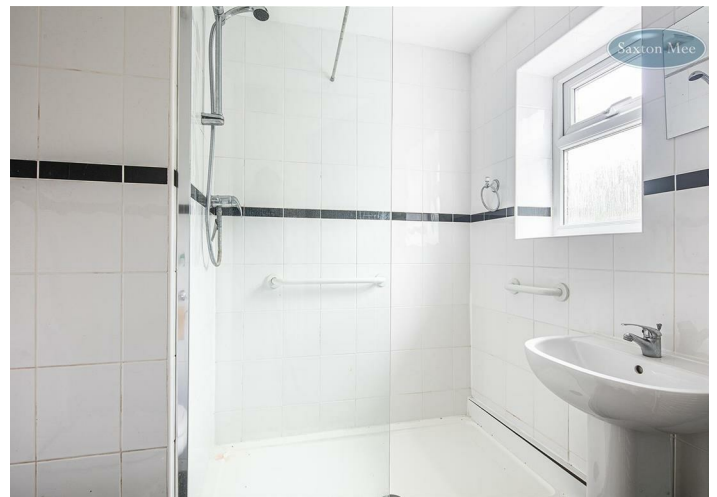
Offers Around £180,000

**** SOUTH-WEST FACING REAR GARDEN **** Offered to the open market with no onward chain is this one/two bedroom bungalow which is positioned in a quiet spot within the popular and convenient area of Walkley S6. Having been recently re-decorated and benefitting from a UPVC conservatory which leads into a small low maintenance private garden, the property would be ideal for someone looking to downsize, or having mobility issues.

The living accommodation briefly comprises: enter through a small uPVC porch into the entrance hall with access into the kitchen, lounge, the two bedrooms and the shower room. The kitchen has a range of cream coloured units with contrasting worktops which incorporate the sink and drainer. The lounge has a fireplace, and access into the good sized conservatory. Double bedroom one has a window overlooking the rear garden. Bedroom two is to the front. The well appointed shower room features a large tiled walk-in shower, WC and wash basin.

- CHAIN FREE
- ONE/TWO BEDROOM
- IDEAL FOR BUYERS WITH MOBILITY ISSUES
- SMALL ENCLOSED GARDEN
- SPACIOUS LIVING ROOM
- uPVC CONSERVATORY
- RECENTLY REDECORATED
- GAS CENTRAL HEATING
- POPULAR LOCATION
- CLOSE TO AMENITIES





OUTSIDE

To the rear is a south west facing low maintenance garden which is mainly paved. To the front are planted beds and a path which leads down to Freedom Road.

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 on nearby South Road, 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 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. 61.1 sq. metres (657.8 sq. feet)



Total area: approx. 61.1 sq. metres (657.8 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

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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			
		71	89
England & Wales			
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		