



Bell Hagg Road, Walkley, Sheffield, S6 5BS

Offers In Region Of £290,000

3 1 2



morfittsmith
momentum 
a better way to sell

**Better prepared.
Stronger sale.**

Momentum helps reduce fall throughs, speed up your sale and give buyers confidence from the very start.

 Upfront property pack	 Fewer fall-throughs	 Faster completions	 Stronger sale price	 Smoother, more certain sales
--	--	---	--	---

 **Preparation today. Confidence tomorrow. A better way to sell**  morfittsmith.co.uk |  0114 232 1764



A fantastic opportunity to acquire this three bedroom mid terrace property, ideally positioned in the popular residential area of Walkley and offered to the market with no onward chain.

The property offers a generous layout across three levels, including useful basement storage, a spacious kitchen/dining room, separate living room, three first floor bedrooms and a family bathroom. The home has a good mix of ready-to-use living space alongside scope for a buyer to add their own stamp over time, making it a great option for first time buyers, families or investors alike.

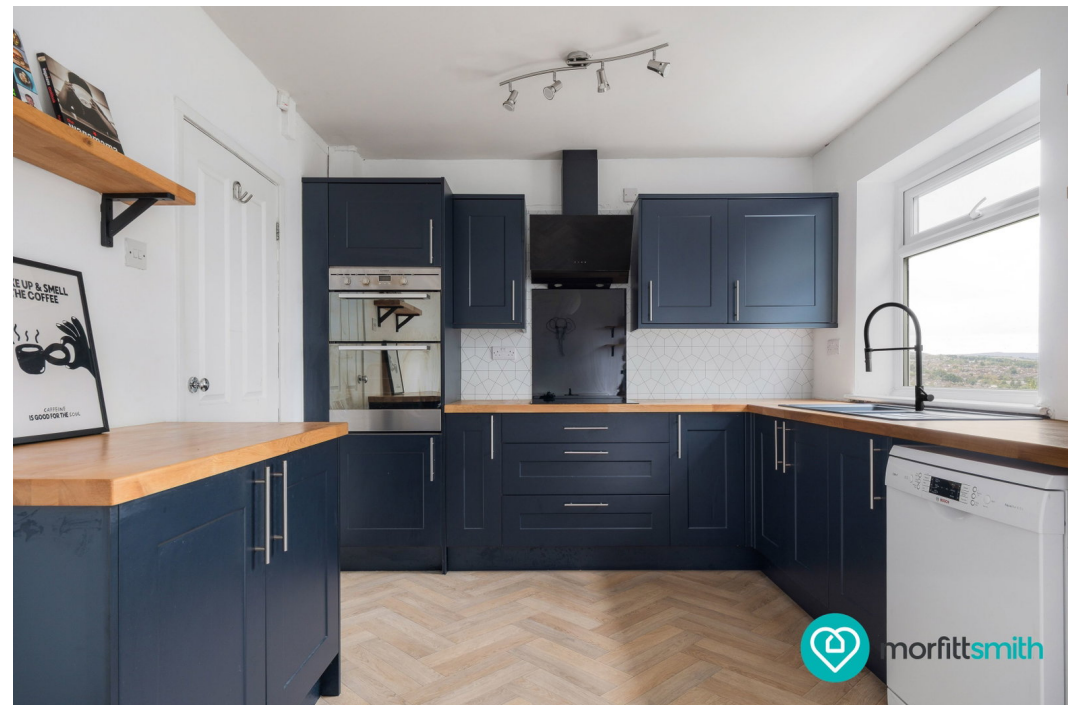
The ground floor comprises a welcoming entrance hallway, a well-proportioned living room to the front with feature fireplace, and a modern kitchen/dining room to the rear, fitted with a range of contemporary units, wood-effect worktops and space for dining. French doors from the dining area provide access out towards the rear garden.

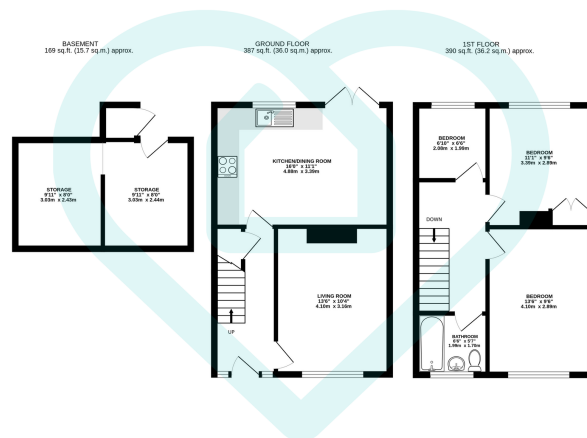
To the first floor are three bedrooms, including two comfortable doubles and a smaller third bedroom, ideal as a nursery, dressing room or home office. The bathroom is also positioned on this level and includes a bath with shower over, WC and wash basin.

The basement provides two useful storage rooms, ideal for buyers needing additional space.

Externally, the property has an enclosed front approach with mature planting, while to the rear is a tiered garden with patio seating areas, established borders and greenery, offering plenty of potential to create a lovely outdoor space. Parking is available on-road.

Located in Walkley, the property is well placed for local amenities, schools, public transport links and access into Sheffield city centre, Hillsborough and surrounding areas.



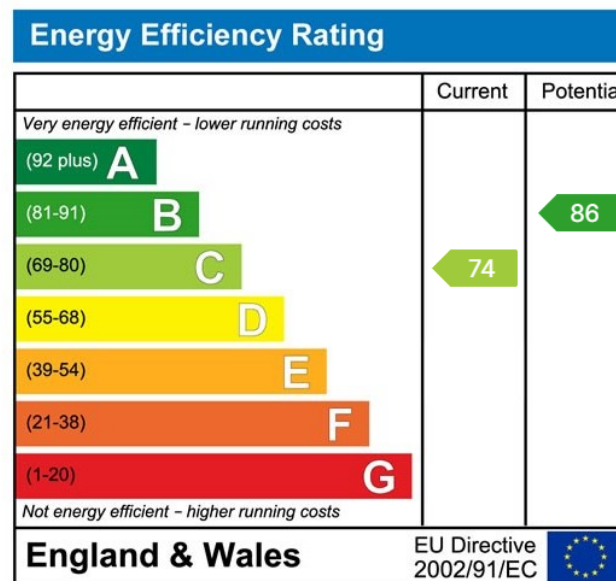


TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Three bedroom mid terrace property
- Freehold
- Spacious kitchen/dining room
- Basement storage rooms
- Enclosed rear garden with patio areas
- Offered to the market with no onward chain
- Popular Walkley location
- Separate living room
- First floor bathroom
- On-road parking



Sales | Lettings | New Homes

VAT Reg Number: 191 3588 84
Company Reg Number: 08610489
Company Reg Address: 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building
67 Middlewood Road
Hillsborough
Sheffield
S6 4GX

Get in touch - arrange an appointment



0114 232 1764



sales@morfittsmith.co.uk
lettings@morfittsmith.co.uk
newhomes@morfittsmith.co.uk



www.morfittsmith.co.uk



@MorfittSmith



@MorfittSmith



MorfittSmith
Estate & Letting Agent