Saxton Mee







Cyprus Terrace Lower Walkley Sheffield S6 3QH
Offers Around £245,000

St Luke's Sheffield's Hospice

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** FREEHOLD PROPERTY ** CHAIN FREE ** PERIOD FEATURES ** POTENTIAL TO IMPROVE **
This deceptively spacious three double-bedroom Victorian mid-terraced home occupies an attractive position within a quiet enclave in the highly sought-after area of Walkley, S6. Offered to the open market with no onward chain, the property provides almost 1,800 sq. ft. of versatile accommodation, including useful cellar space, and retains a wealth of charming period features.

The property has considerable character throughout, with original ceiling coving, traditional fireplaces, deep skirting boards, exposed floorboards and the original staircase all contributing to its authentic Victorian appeal. The ground floor is entered via an entrance hall, where the original staircase provides an immediate sense of the home's period character. To the front is a lounge featuring an attractive fireplace and fitted alcove shelving. To the rear, the dining room benefits from a log-burning stove, original ceiling coving and built-in alcove cupboards. An off-shot kitchen completes the ground-floor accommodation and is fitted with solid wood-fronted units complemented by granite work surfaces. Dual-aspect windows provide plenty of natural light and create a bright and practical cooking space.

On the first floor are two double bedrooms, both of which feature attractive period fireplaces, together with a modern fitted bathroom finished with a contemporary white suite.

Stairs rise from the first-floor landing to an attic-style third double bedroom. This spacious room benefits from a dormer window to the front elevation and two Velux windows to the rear, allowing for an abundance of natural light.



- NO ONWARD CHAIN
- PERIOD FEATURES
- NEARLY 1800 SQUARE FEET
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- OFF SHOT KITCHEN
- THREE ROOM CELLAR
- POTENTIAL TO IMPROVE
- QUIET POSITION
- CLOSE TO AMENITIES















OUTSIDE
To the front there is a small low maintenance garden area. At the rear there is a private and secure west facing garden.

LOCATION
Cyprus Terrace is a quiet and unknown enclave positioned just off Burgoyne Road which in turn runs between Walkley Street and Langsett Road. The area benefits from excellent transport links and easy access into Sheffield City centre via bus, tram or road. There are useful amenities within short distance including a Tesco superstore and various outlets on Penistone Road. Walkley offers an eclectic mix of independent shops, cafés and boutiques with the Blind Monkey being a popular public house which is just a short walk from the property.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band A.

VALUER
Chris Spooner MNAEA

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.

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Total area: approx. 164.8 sq. metres (1773.7 sq. feet)

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

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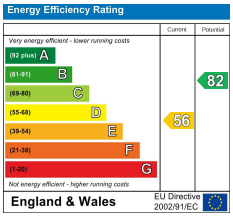

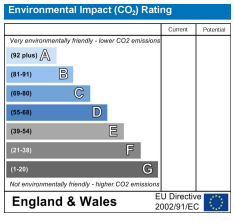

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