

# Saxton Mee



Thoresby Road Lower Walkley Sheffield S6 2PG  
Price £250,000

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**\*\* SOUTH FACING REAR GARDEN \*\*** Situated on this quiet no-through road in this popular location and benefiting from a driveway providing off-road parking and a garden room is this two double bedroom end townhouse which also benefits from an occasional attic double bedroom, a fully enclosed rear garden, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a front composite door into the entrance lobby with access into the modern and contemporary kitchen which has a range of wall, base and drawer units with contrasting worktops which incorporate the bowl and half sink and drainer. Integrated appliances include a fridge, freezer, electric oven, four ring hob with extractor above, dishwasher and a washer/dryer. This leads into a dining area which in turn leads into the lounge. The focal point of the lounge is the electric fire set in an attractive surround and there are uPVC French doors opening onto the south facing rear garden. Useful under stair storage cupboard.

From the inner lobby, a staircase rises to the first floor landing with a storage cupboard. access into two double bedrooms and the shower room. The principal bedroom has fitted wardrobes and a chest of drawers. Double bedroom two is to the rear aspect. The shower room has a walk in shower, WC and wash basin with vanity unit, completed by a modern towel radiator.

A further staircase rises to the second floor and occasional attic double bedroom three with a Velux window and eaves storage.

- LOVELY FAMILY HOME
- TWO/THREE DOUBLE BEDROOMS
- FULLY INTEGRATED MODERN & CONTEMPORARY KITCHEN
- DINING AREA & LOUNGE WITH uPVC FRENCH DOORS
- SOUTH FACING REAR GARDEN WITH GARDEN ROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- MODERN SHOWER ROOM
- QUIET NO-THROUGH ROAD
- CLOSE TO AMENITIES & SCHOOLS
- GOOD TRANSPORT LINKS





**OUTSIDE**

To the front is block paved driveway providing off-road parking. To the rear is a fully enclosed, south facing garden which has a garden room, with electric, lighting and uPVC French doors. There are two seating areas.

**LOCATION**

The property is located in this popular residential area of Lower Walkley with good regular public transport including close proximity to Supertram links. Local amenities include walking distance to Morrisons, Hillsborough Leisure Centre, Hillsborough Park. Easy access to the city centre along with country walks close by at Rivelin.

**MATERIAL INFORMATION**

The property is Leasehold with a term of 800 years running from the 25th December 1968. The property is currently Council Tax Band A.

**VALUER**

Greg Ashmore 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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