



Walkley Road Walkley Sheffield S6 2XL
Offers Around £260,000

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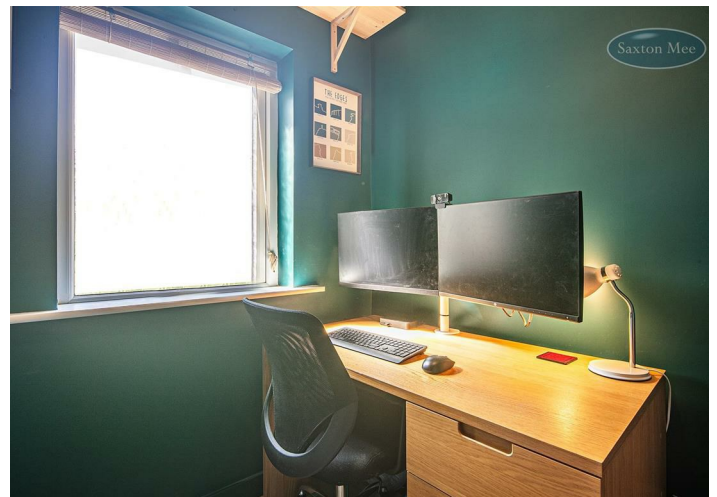
**** FREEHOLD ** SOUTH FACING REAR GARDEN **** Fully renovated to a high standard is this three bedroom semi detached property which enjoys a south facing rear garden and benefits from a new kitchen and bathroom, a rewire, new plumbing, uPVC double glazing, a new boiler and gas central heating.

The beautifully presented living accommodation briefly comprises: enter via a porch into the entrance hall with access into the fabulous open plan kitchen and living area. The living area has a front window allowing light and a cast-iron multi-fuel stove with a slate hearth, which is the focal point of the room. The fitted kitchen has a range of units with solid Walnut worktops which incorporate the sink and drainer. Integrated appliances include a dishwasher, electric oven, four ring ceramic induction fan with extractor above and microwave. There is a wine fridge, a pantry with space for a fridge and a utility cupboard with space and plumbing for a washing machine and this houses the newly fitted gas boiler. The kitchen continues to a dining area with a large rear window overlooking the garden and has uPVC French doors opening into a useful store room.

From the entrance hall, a staircase rises to the first floor landing with access into a small loft space, the three bedrooms and a shower room. The principal double bedroom features an exposed brick chimney. Bedroom two has dual aspect windows, making this a bright and airy space. Bedroom three is to the rear aspect and is currently used as an office. The new shower room has a double shower enclosure, WC and pot sink.

- FULLY RENOVATED TO A HIGH STANDARD
- THREE BEDROOMS
- FABULOUS OPEN PLAN KITCHEN, LIVING & DINING AREA
- NEW KITCHEN & SHOWER ROOM
- SOUTH FACING REAR GARDEN
- BEAUTIFULLY PRESENTED ACCOMMODATION
- AMENITIES & SCHOOLS CLOSE-BY
- REGULAR PUBLIC TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE, HOSPITALS & UNIVERSITIES





OUTSIDE

A gate opens to a path and steps giving access to the front door and a garden area. To the rear is a fully enclosed tiered garden which has a slate chipped seating area, planted areas and a patio.

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 just along the street, 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 B.

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.



Ground Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.4 sq. feet)



Total area: approx. 71.4 sq. metres (768.6 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		77	78
EU Directive 2002/91/EC			