



Tennyson Road Walkley Sheffield S6 2WE
Offers Around £240,000

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**** FREEHOLD ** ENCLOSED PRIVATE GARDEN TO REAR **** This stunning three bedroom mid terraced house is located on a quiet road within the popular area of Walkley S6. Beautifully presented throughout, the property has been subject of a thoughtful renovation project within recent years, and is deceptively spacious benefitting from the space above the passageway from front to back.

The accommodation briefly comprises a lounge to the front aspect which has built-in alcove storage, a feature fireplace with a gas fire, and is open to an impressive kitchen diner which has a range of grey shaker style doors, contrasting worktops, and integrated appliances to include an electric oven, microwave, and a gas hob.

The first floor a much larger than average double bedroom to the front aspect which has two windows and a panelled feature wall, a second double bedroom to the rear aspect, and a well appointed elegant bathroom that has a a white suite which includes a separate shower enclosure.

From the landing area stairs lead to a further attic style double bedroom that has wall panelling, fitted shelving, and a Velux window.

- DECEPTIVELY SPACIOUS
- THREE DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- OPEN PLAN LIVING
- NEUTRAL DECOR
- MID TERRACED HOUSE
- POPULAR LOCATION
- CLOSE TO AMENITIES
- ENCLOSED PRIVATE GARDEN AREA
- IDEAL FIRST TIME BUY





OUTSIDE

To the rear of the property is an east facing, low maintenance garden which has been fenced off to create private space that is ideal for outdoor eating/relaxing. There is a planted bed, and a secure shed which provides excellent storage.

LOCATION

Tennyson Road runs between Burgoyne Road and Whitehouse Lane, near to the popular Ruskin Park. A highly sought after residential area within close proximity to excellent local amenities at both Walkley and Crookes which includes numerous shops, cafes, restaurants and some superb pubs including the fantastic Blind Monkey which is just a short stroll away. There are good regular bus routes running along Howard Road and a tram stop on Langsett Road/Infirmary Road offering easy access to the Universities, main City Hospitals and Sheffield City centre which is approximately two miles away.

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.



Total area: approx. 88.8 sq. metres (956.3 sq. feet)

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

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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			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	