



Hawksworth Road Walkley Sheffield S6 2WG
Offers Around £240,000

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**** FREEHOLD **** Located in this popular area of Walkley close to amenities is this larger than average terrace property which enjoys three good-sized bedrooms and a low maintenance garden, and benefits from an extended kitchen/diner, uPVC double glazing and gas central heating.

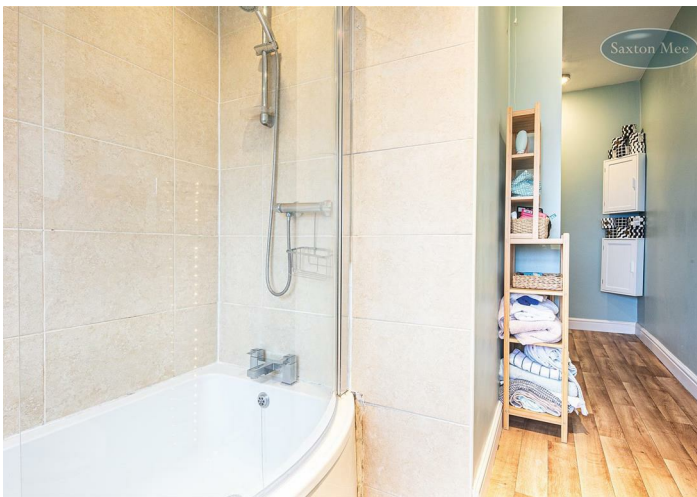
Well-presented and neutrally decorated throughout, the living accommodation briefly comprises: lounge with ceiling coving and alcove shelving. A door opens into an inner lobby with access into the bright and spacious dining room and kitchen. The kitchen has a range of units with contrasting worktops which incorporates the sink and drainer. There is a range of integrated appliances including slimline dishwasher, fridge freezer, double oven and gas hob. The dining area has a stripped pine floor and ample space for a dining table, perfect for those who enjoy entertaining and hosting. Access to the cellar is to the back of the dining room, ideal for storage.

The first floor landing has access to two bedrooms and the bathroom. Bedroom one is to the front aspect and has a built-in cupboard and fitted wall lights. Bedroom two is to the rear and has space for a double bed. The well-appointed bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

The second floor has a large attic bedroom which has dormer window to rear enjoying views over Sheffield and plenty of natural light. Eaves storage.

- LARGER THAN AVERAGE TERRACED PROPERTY
- THREE GOOD-SIZED BEDROOMS
- EFFECTIVELY EXTENDED KITCHEN DINER
- WELL-PRESENTED THROUGHOUT
- NEUTRAL DÉCOR
- LOW MAINTENANCE GARDEN
- POPULAR LOCATION
- CLOSE TO AMENITIES
- FREEHOLD PROPERTY





OUTSIDE

The rear garden is low maintenance with raised beds and a timber shed.

LOCATION

Located in the convenient and sought after location of Walkley. Within easy reach of excellent local amenities on South Road including the ASDA superstore along with some fabulous independent outlets. Both Crookes and Hillsborough are accessible which feature butchers, bakers, greengrocers, pub, restaurants and takeaways. Regular bus routes and the Supertram can be found in walking distance, and the area benefits from well regarded local schools for both primary and secondary students.

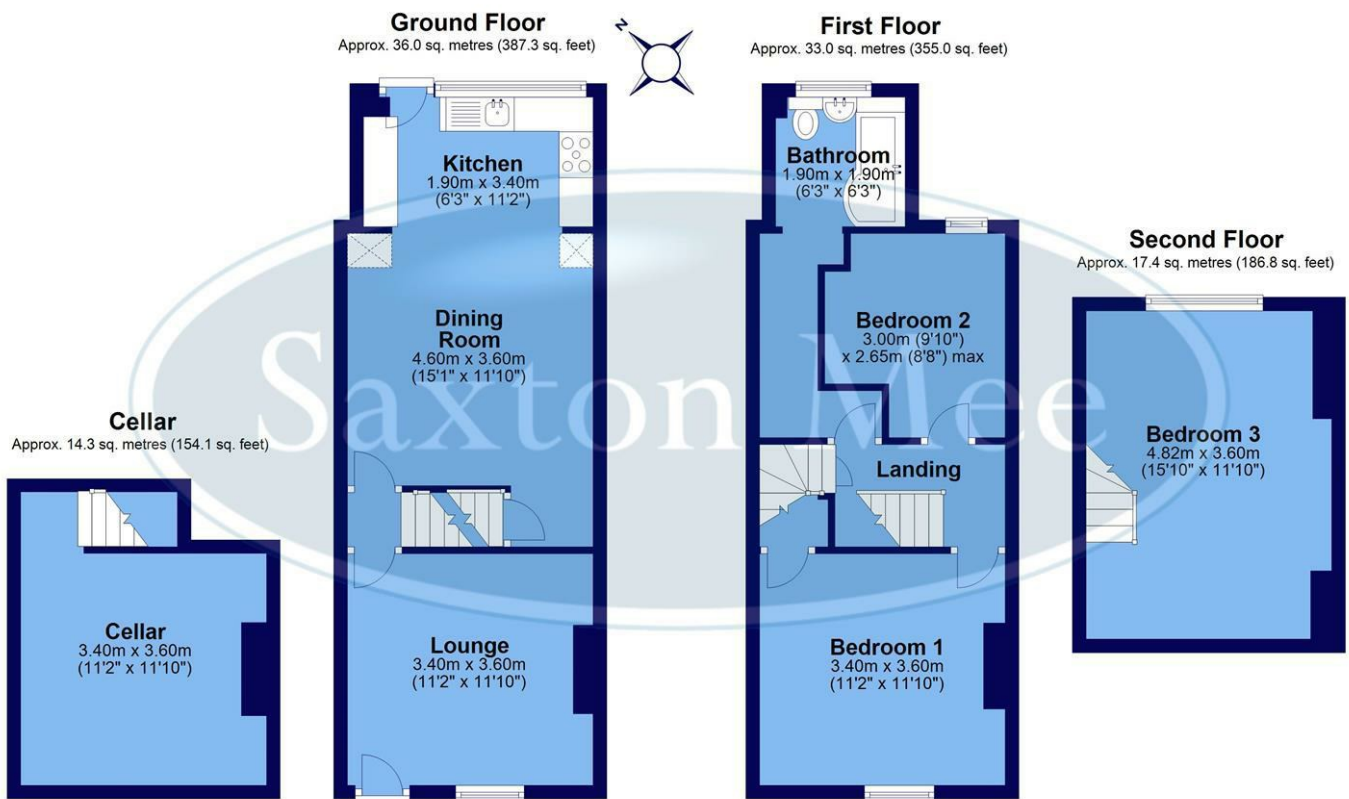
MATERIAL INFORMATION

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. 100.6 sq. metres (1083.3 sq. feet)

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

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

