

Cundy Street Walkley Sheffield S6 2WP  
Offers Around £150,000



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Sheffield S6 2WP

**Offers Around £150,000**

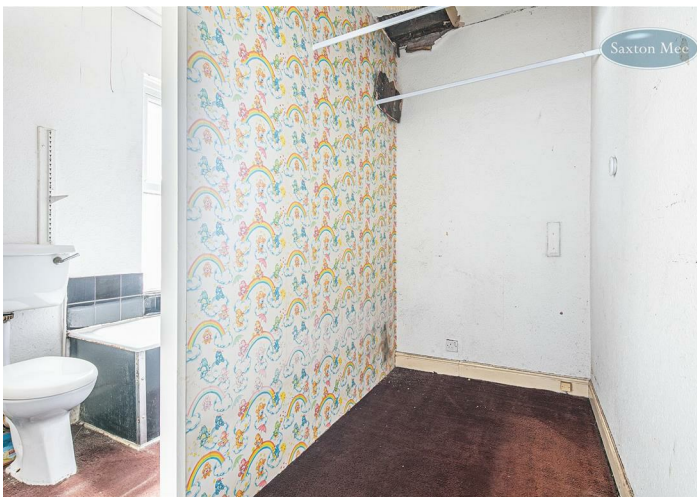
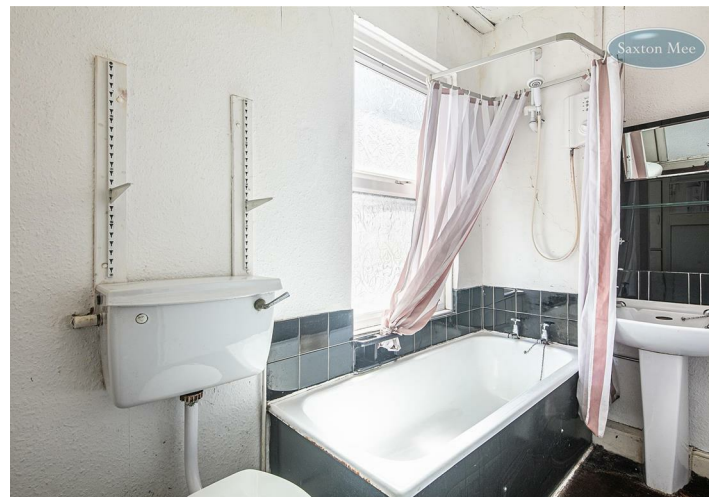
**\*\*CASH BUYERS ONLY \*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\*** Offered to the open market with no onward chain is this stone fronted, one double bedroom mid terraced house which is located on a quiet one-way road within the sought after area of Walkley S6. In need of a full renovation, the property has exciting potential to be both updated to your own personal choice, and potentially extended into the loft space which would create a 2nd bedroom.

The property benefits from double glazed windows, original ceiling coving in the lounge, and a great sized garden to the rear which is south facing. In brief, the accommodation comprises a lounge, kitchen, a double bedroom, a bathroom, and a room which could be used as a study area or dressing room.

- IN NEED OF RENOVATING
- CASH BUYERS ONLY
- ONE DOUBLE BEDROOM
- POTENTIAL TO EXTEND INTO LOFT
- NO ONWARD CHAIN
- STONE FRONTED
- SOUTH FACING GARDEN
- POPULAR LOCATION
- EXCELLENT LOCAL AMENITIES
- DOUBLE GLAZED







## OUTSIDE

To the rear is a south facing garden which is mainly to lawn with planted borders and a patio area.

## 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 on nearby South Road, 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.

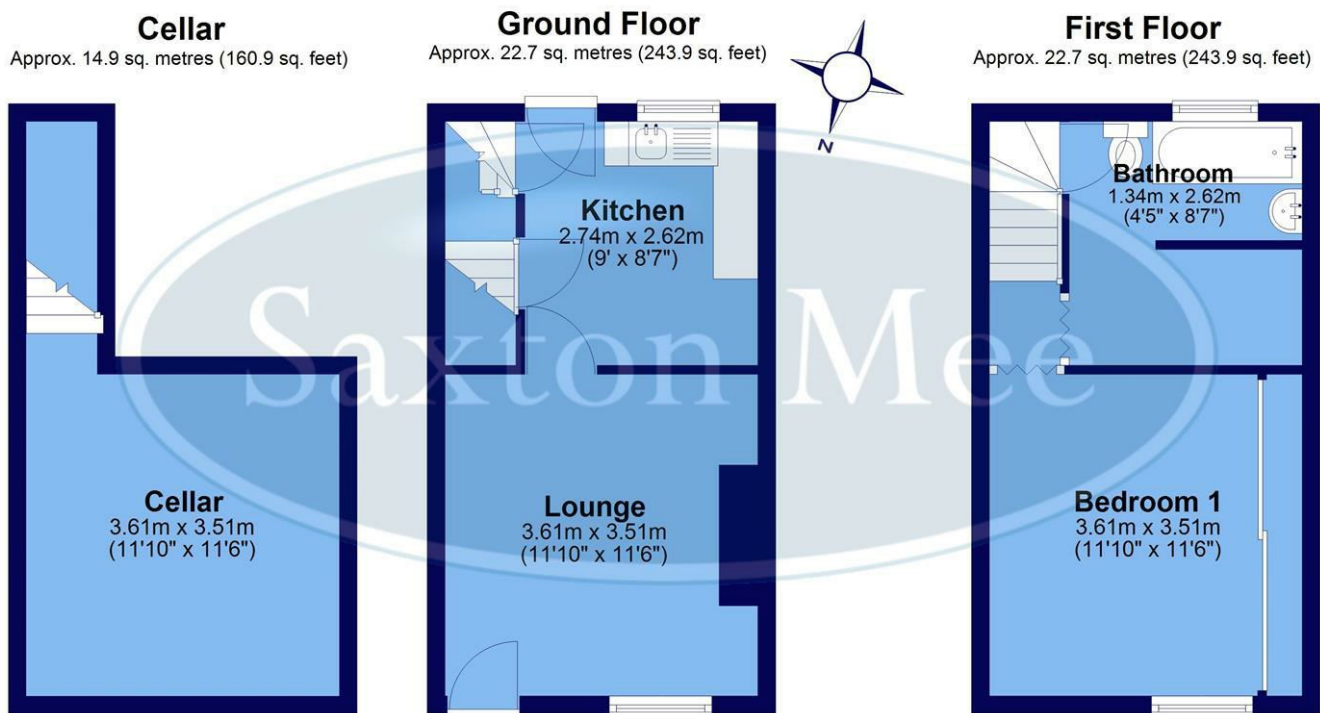
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band 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. 60.3 sq. metres (648.6 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

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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			
		82	32

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			