

Saxton Mee



**Carr Road Walkley Sheffield S6 2WZ**  
**Offers Around £225,000**

**St Luke's**  
Sheffield's Hospice

# Carr Road

Sheffield S6 2WZ

Offers Around £225,000

\*\*\*NO CHAIN\*\*\* Situated on one of the most sought after roads in Walkley is this three bedroom terrace property which is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. The property benefits from a rear garden, uPVC double glazing and gas central heating. Located in this sought after area with amenities, schools, public transport links and easy access into Sheffield City Centre.

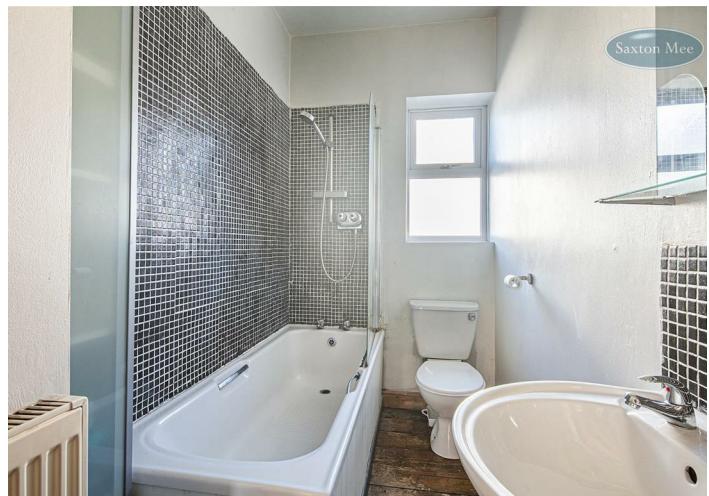
Set over four levels (including the cellar) the living accommodation briefly comprises front door which opens into the lounge with a front window allowing natural light and a cast iron stove inset in the chimney breast. A door then opens into an inner lobby with access into the kitchen/diner. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine and dishwasher and the gas boiler. There is a rear entrance door and access to the cellar head with steps descending to the cellar being of similar size to the lounge.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Bedroom one is to the front and has an under stair storage cupboard. Bedroom two is to the rear aspect. The bathroom comes with a three piece suite.

A further staircase rises to the second floor and attic bedroom three.

- NO UPPER CHAIN
- THREE BEDROOM MID TERRACE
- EXCITING OPPORTUNITY
- LOUNGE & KITCHEN/DINER
- CELLAR
- SOUGHT-AFTER-LOCATION
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





## OUTSIDE

To the front of the property is forecourt which sets the property back from the road. To the rear is an established garden.

## LOCATION

Situated in the sought after area which benefits from an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants and takeaways. Supermarkets. Easy access to Sheffield City Centre. Good public transport links. Well regarded local schools. 5 minutes walk from Bole Hill, a beautiful park with a huge playground, overlooking the picturesque Rivelin River Valley and Peak District.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## VALUER

Chris Spooner

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. 98.7 sq. metres (1062.3 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](http://www.saxtonmee.co.uk)



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A1 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G21)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	85

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A1 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G21)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	83