

Saxton Mee



Rangeley Road Walkley Sheffield S6 5DW
Price Guide £190,000



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Sheffield S6 5DW

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PRICE GUIDE £190,000-£200,000 ** FREEHOLD ** Located in the vibrant and bustling community of Walkley, Sheffield 6 is this three double bedroom terrace property which enjoys a cottage garden and benefits from a larger than average bathroom with separate Shower unit , uPVC double glazing and gas central heating. Set over three levels the spacious living accommodation which extends over the passageway briefly comprises: front entrance door opens into the lounge, the large front window fills the room with natural light, while the feature fireplace is the focal point of the room. Access into the inner lobby with a door opening into the dining room, again with a feature fireplace. Access to the cellar being of similar size to the front lounge. From the dining room access into the off-shot kitchen having a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. Space for an oven and plumbing for a washing machine. Rear entrance door. From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the four piece suite bathroom comprising shower, bath, WC and wash basin. A further staircase rises to the second floor and attic bedroom three which benefits from eaves storage and has three Velux windows enjoying the stunning views.

- AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED
- SPACIOUS ACCOMMODATION EXTENDING OVER THE PASSAGEWAY
- THREE BEDROOM TERRACE
- LOUNGE, DINING ROOM & OFF-SHOT KITCHEN
- CELLAR





OUTSIDE

To the front is a stone wall with steps leading to the front entrance door. To the rear is a cottage garden with an apple and plum tree with soft fruit.

LOCATION

This fantastic home is located in the vibrant and bustling community of Walkley, Sheffield 6, just one street away from the Rivelin Valley through the beautiful Walkley Victorian Cemetery. The property is within easy reach of excellent local amenities on South Road including the ASDA superstore, independent delicatessen and bakery, micro-pub, dentist, GP practice and many other local shops/amenities. Excellent public transport links. Easy commute into the city centre and ideally placed for access to the teaching hospitals and universities

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

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. 35.1 sq. metres (377.8 sq. feet)



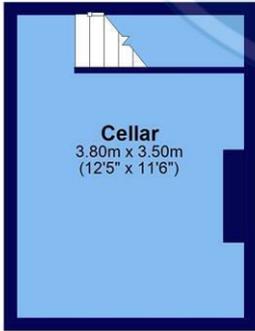
First Floor
Approx. 42.9 sq. metres (461.6 sq. feet)



Second Floor
Approx. 36.9 sq. metres (396.7 sq. feet)



Cellar
Approx. 16.5 sq. metres (177.1 sq. feet)



Total area: approx. 131.3 sq. metres (1413.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	42

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		