

Saxton Mee



Thrush Street Walkley Sheffield S6 5BQ
Offers Around £230,000

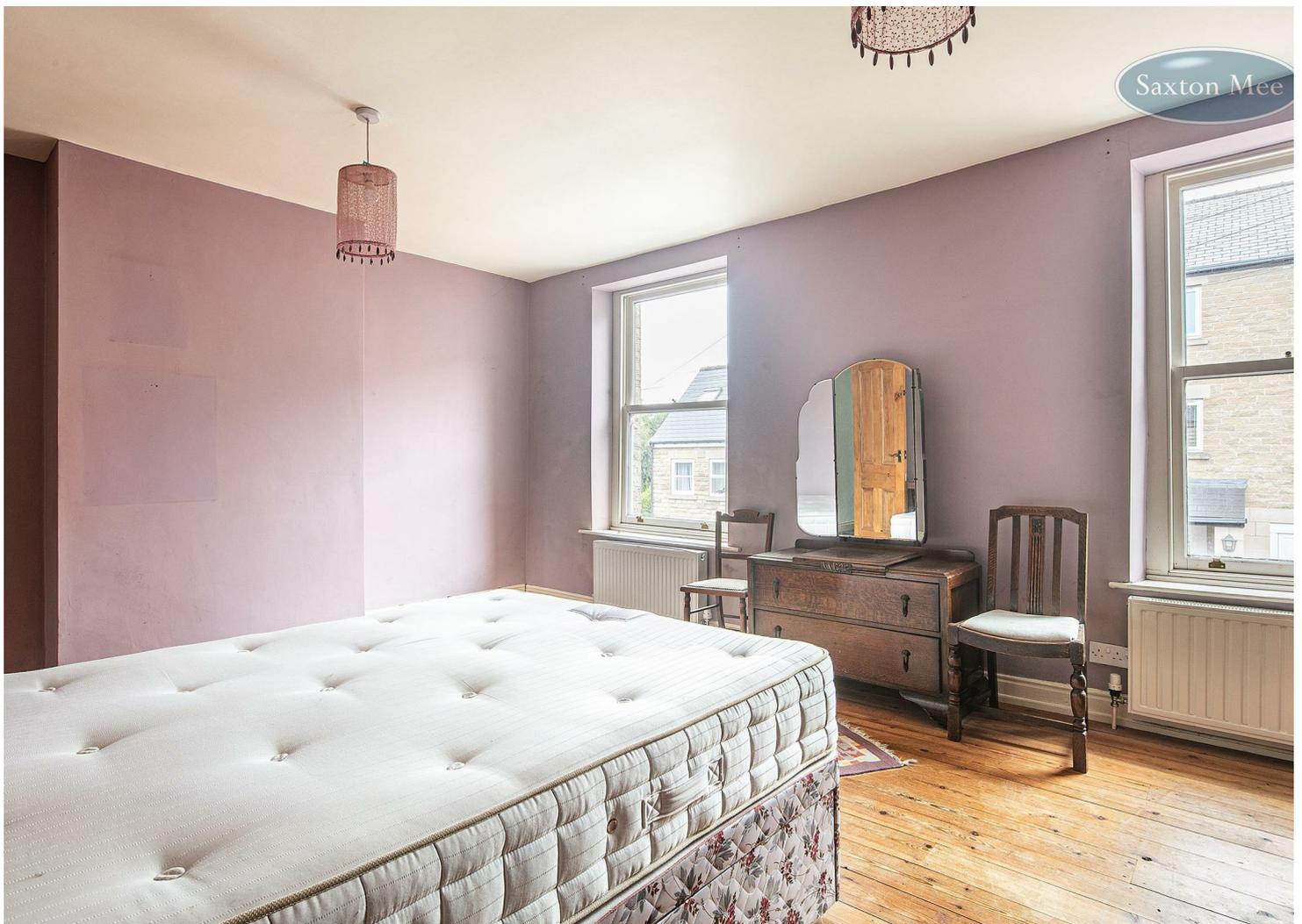
Thrush Street

Sheffield S6 5BQ

Offers Around £230,000

**** FREEHOLD ** NO CHAIN **** Enjoying impressive rear views is this three double bedroom, stone fronted terrace property which enjoys a west facing rear garden and benefits from going over the passageway, timber double glazed sash windows and gas central heating. Thrush Street is located on the cusp of Rivelin, Walkley and Crookes taking advantage of excellent local amenities, regular transport links and easy access to the City Centre and beyond. Set over four levels (including the cellar) the spacious living accommodation briefly comprises, front lounge with the original ceiling coving and feature fireplace. A door then opens into the inner lobby with access into the kitchen/diner which has a range of wall, base and drawer shaker style units with a contrasting worktop which incorporates the sink, drainer and the four ring hob. Integrated appliances include a double electric oven. There is ample space for a dining table and chairs. There is access to a rear entrance porch with a door opening onto the rear and the cellar head with steps descending to the good size cellar. From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The master is a superb double with a useful fitted cupboard, ample space for furniture and stripped floorboards. Double bedroom two overlooks the rear garden. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin. A further staircase rises to the second floor and a further double bedroom with a rear facing Velux and a large walk-in cupboard/eaves space.

- EARLY VIEWING ADVISED
- SOUGHT AFTER LOCATION
- SPACIOUS THREE DOUBLE BEDROOM TERRACE
- LOUNGE & KITCHEN DINER
- WEST FACING REAR GARDEN
- GOOD SIZE CELLAR
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the front of the property is a forecourt which sets the property back from the road. The west facing tiered rear garden has a variety of well established fruit trees, greenhouse, planted beds, and a stone paved patio.

LOCATION

Thrush Street is located on the cusp of Rivelin, Walkley and Crookes taking advantage of excellent local amenities, regular transport links and easy access to the City Centre and beyond. Reputable local schools can be found close by. Easy access to the universities and teaching hospitals. Beautiful open countryside within walking distance as well as the Bole Hills Park.

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. 122.3 sq. metres (1316.8 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		53	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-60)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		46	81