

Saxton Mee



Kirkstone Road Walkley Sheffield S6 2PP
Offers Around £230,000



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Sheffield S6 2PP

Offers Around £230,000

Located on this popular road on this quiet no through road within this sought after area of Walkley S6, is this three bedroom terrace property which enjoys a private enclosed garden to the rear, a replacement roof in 2025, uPVC double glazing and gas central heating.

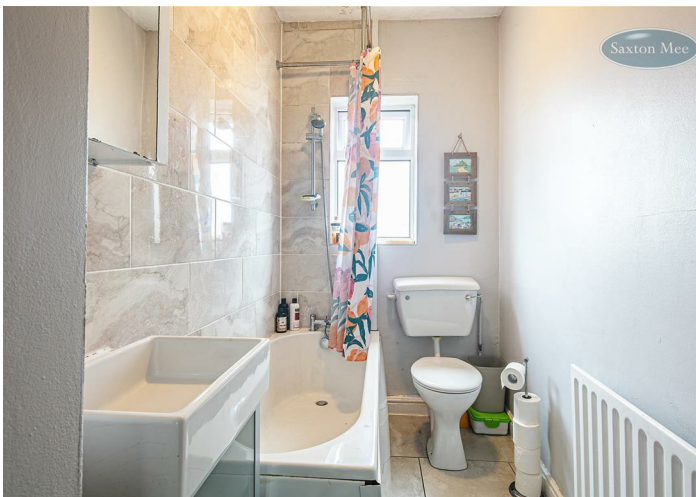
Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a front composite door into the lounge with the original ceiling coving, laminate floor, and a gas stove with oak mantle, which is the focal point of the room. A door then opens into an inner lobby with access into the dining room with high ceilings, access to the cellar head and an opening through to the off shot kitchen. The kitchen has an oak floor, composite door to the rear garden, contemporary fitted units with contrasting worktops, a gas hob and electric oven.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom one is to the front aspect with a useful understairs cupboard. The second bedroom is to the rear aspect which has a fitted cupboard. The well appointed bathroom is partially tiled and has a white suite which includes a bath with a shower over.

From the landing area, stairs lead to a spacious attic style double bedroom that has a Velux to the rear enjoying superb views.

- THREE BEDROOM TERRACE
- QUIET NO THROUGH ROAD
- PRIVATE ENCLOSED GARDEN TO THE REAR
- REPLACEMENT ROOF IN 2025
- WELL PRESENTED & DECORATED
- LOUNGE, DINING ROOM & OFF-SHOT KITCHEN
- CELLAR
- AMENITIES & SCHOOLS
- SUPERTRAM LINKS
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the front is a forecourt which sets the property back from the road. To the rear is a private enclosed rear garden which has a patio and a lawned garden.

LOCATION

Located close to all amenities with the Sheffield Supertram on your doorstep. Within walking distance of Hillsborough as well as South Road which has an abundance of independent shops, restaurants, cafes and an ASDA supermarket. There are good local schools close by making this a popular area for families and beautiful rural walks in the Rivelin Valley.

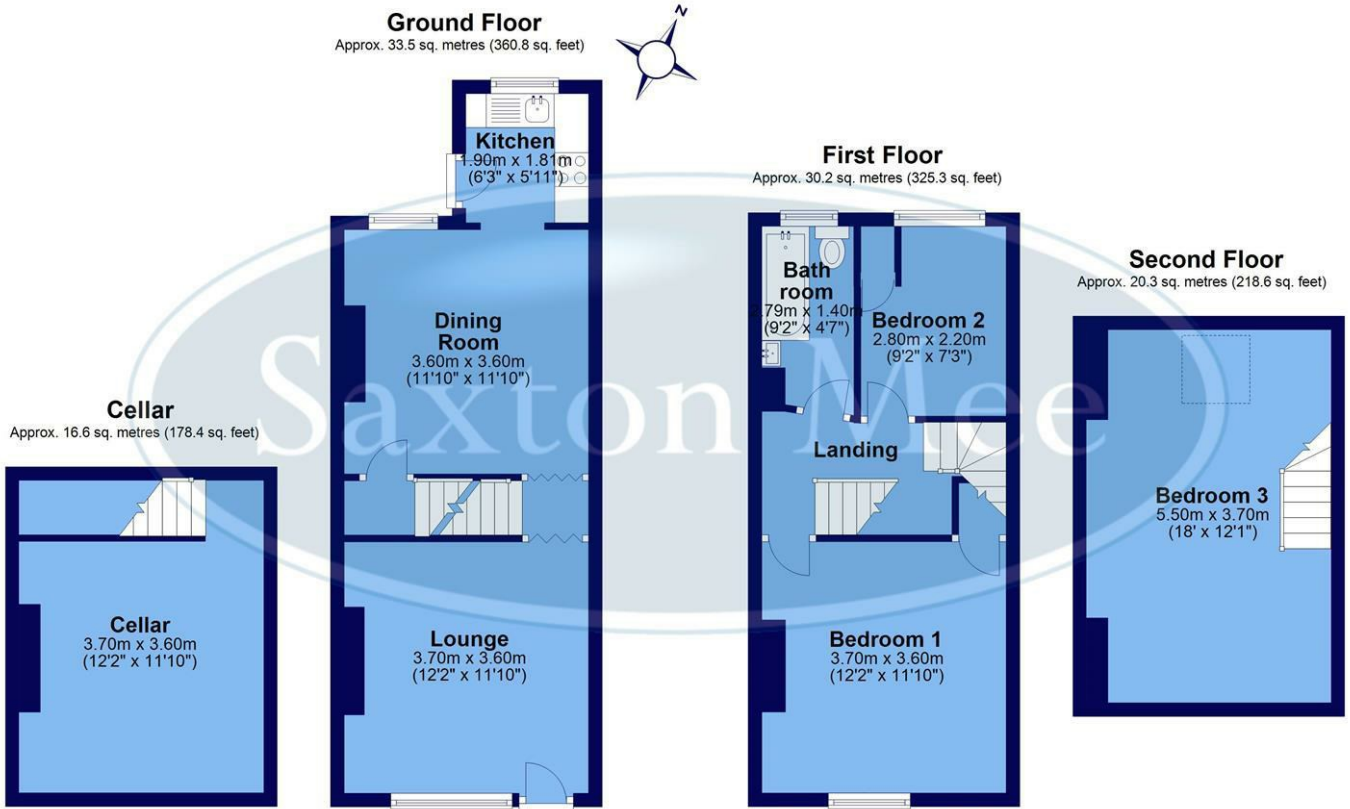
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1899. The property is 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 (1083.1 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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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	86	66

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		