

Saxton Mee



**Morley Street Lower Walkley Sheffield S6 2PL**  
Offers Around £240,000

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

# Morley Street

Sheffield S6 2PL

Offers Around £240,000

**\*\* SOUTH FACING REAR GARDEN \*\*** Offered for sale with NO CHAIN is this three double bedroom terrace property which enjoys impressive views to the front and a south facing rear garden. Set over three levels and built over the passageway the property features a modern kitchen and bathroom, uPVC double glazing and gas central heating. Situated on this popular residential road within walking distance to local amenities and public transport links including the Supertram network.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front porch into the lounge which has ceiling coving, fitted alcove shelving and high ceilings. A door then opens into the inner lobby with access into the kitchen/diner. The kitchen has a range of high gloss fitted units with contrasting solid wood worktops which incorporate the sink and drainer. Integrated appliances include a slimline dishwasher, electric oven and a five ring gas hob. There is access to a rear entrance porch and an under stair storage area with stairs leading down to a cellar.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Bedroom one is a large double to the front aspect and has a large understairs cupboard/wardrobe. Double bedroom two is to the rear aspect. The contemporary bathroom has partially tiled walls, a tiled floor and a white suite featuring a bath with overhead shower, WC and wash basin.

Stairs then rise to a very large attic bedroom which features bespoke built-in cupboards and wardrobe. There is a dormer window to the front aspect enjoying fabulous views.

- CHAIN FREE
- SOUTH FACING GARDEN
- IMPRESSIVE VIEWS TO FRONT
- THREE DOUBLE BEDROOMS
- LARGER THAN AVERAGE
- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN AND BATHROOM
- ELEVATED POSITION
- EXCELLENT LOCAL AMENITIES & CLOSE TO RIVELIN VALLEY FOR SCENIC WALKS
- GOOD TRANSPORT LINKS





## OUTSIDE

To the front of the property is a forecourt which sets the property back from the road. The south facing rear garden has a lawn area, two paved patio areas, planted beds, and access to a brick built outbuilding.

## LOCATION

The property is located in this popular residential area of Lower Walkley with good regular public transport including close proximity to Supertram links. Local amenities include walking distance to Morrisons, Hillsborough Leisure Centre, Hillsborough Park. Easy access to the city centre along with country walks close by at Rivelin.

## 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

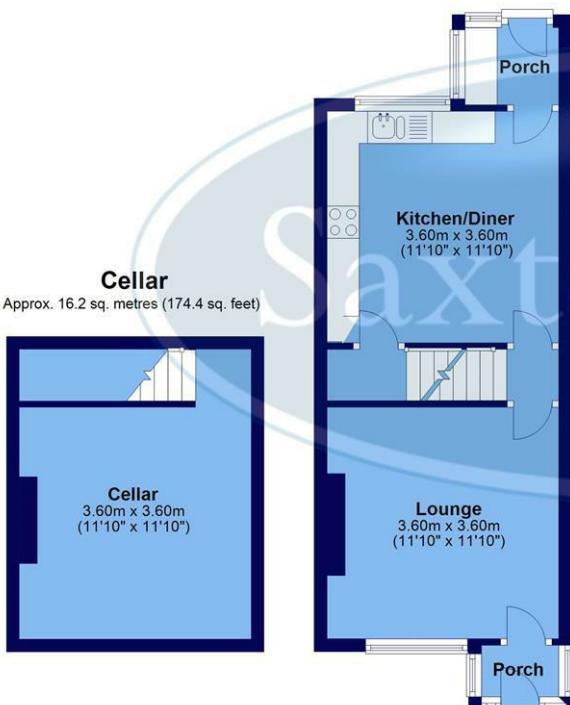
Chris Spooner ANAEA

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.



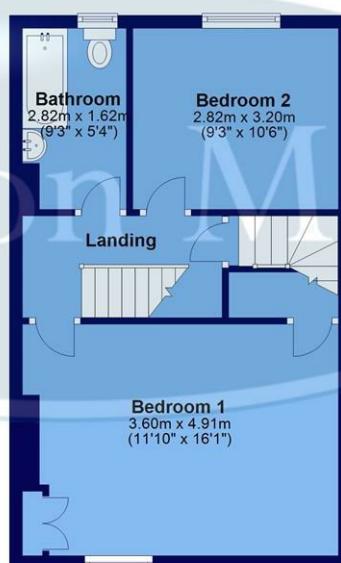
## Ground Floor

Approx. 32.5 sq. metres (349.7 sq. feet)



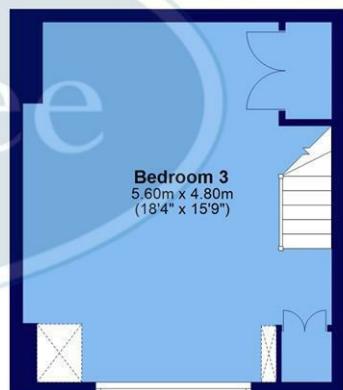
## First Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



## Second Floor

Approx. 26.9 sq. metres (289.4 sq. feet)



Total area: approx. 115.9 sq. metres (1247.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths

Plan produced using PlanUp.

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A plus) A	84
(B1-B4) B	67
(B5-B9) C	
(D5-D9) D	
(E5-E9) E	
(F1-F5) F	
(G1-G5) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A plus) A	
(B1-B4) B	
(B5-B9) C	
(D5-D9) D	
(E5-E9) E	
(F1-F5) F	
(G1-G5) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC