

# Saxton Mee

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Fulton Road Walkley Sheffield S6 3JL  
Offers Around £365,000

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

# Fulton Road

Sheffield S6 3JL

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**\*\* SOUTH FACING GARDEN \*\*** Dating back to 1877 is this three double bedroom, two bath/shower room detached family home which is situated in this sought after location close to amenities. The property features an open plan kitchen/diner, a stone built outbuilding and has a charming south facing garden.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a front door into the entrance hall with laminate flooring and access to the cellar head with steps descending to the useful cellar. From the hall, access to the lounge, utility and a downstairs shower room. The lounge is to the front aspect and has the original ceiling coving, picture rail and a feature fireplace. The shower room has a WC and wash basin. The useful utility space houses the gas central heating boiler. The open plan dining room has a range of fitted units with contrasting worktops, feature fire surround with an ornamental stove and a tiled floor. The dining area has an open fire with a period fire surround, fitted alcove cupboards, and French doors to the rear garden, providing a perfect extension for indoor/outdoor dining.

From the entrance hall, a panelled staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The three double bedrooms each feature period style fireplaces. The spacious bathroom has a white suite and space for a tumble dryer.

- DATES BACK TO 1877
- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- OPEN PLAN DINING KITCHEN
- TWO BATH/SHOWER ROOMS
- CHARMING SOUTH FACING GARDEN
- STONE BUILT OUTBUILDING
- POTENTIAL TO IMPROVE
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES





**OUTSIDE**

To the front the property sits in an elevated position access via stone steps from street level. There is a secure door that gives private access underneath the property to the rear garden. The impressive south facing rear garden enjoys an abundance of well established plants, trees and shrubs. Furthermore the garden benefits from a greenhouse, an old WC, and a stone built former wash house which could be used for a variety of purposes.

**LOCATION**

Walkley is an incredibly popular district to the North West of Sheffield City Centre with easy access to Crookes, Broomhill, Hillsborough, and is in the right area to get quickly to the various hospitals and the main university campuses. With a local Asda supermarket just along the street, some great local independent shops at Walkley and Crookesmoor, and being situated on a good bus route, there are some excellent local amenities. It's also a convenient position for access to the M1 motorway network and the glorious outdoor space of the Peak District.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band B.

**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.

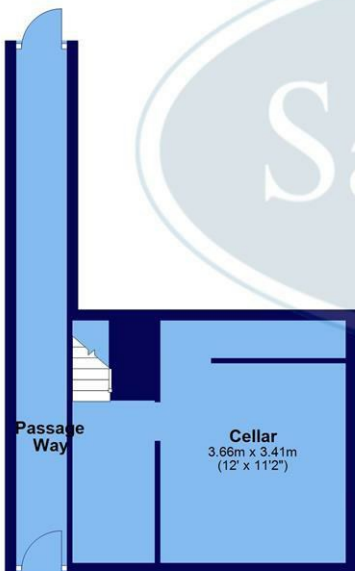
## Ground Floor

Approx. 54.9 sq. metres (591.2 sq. feet)  
(excluding Out Building)



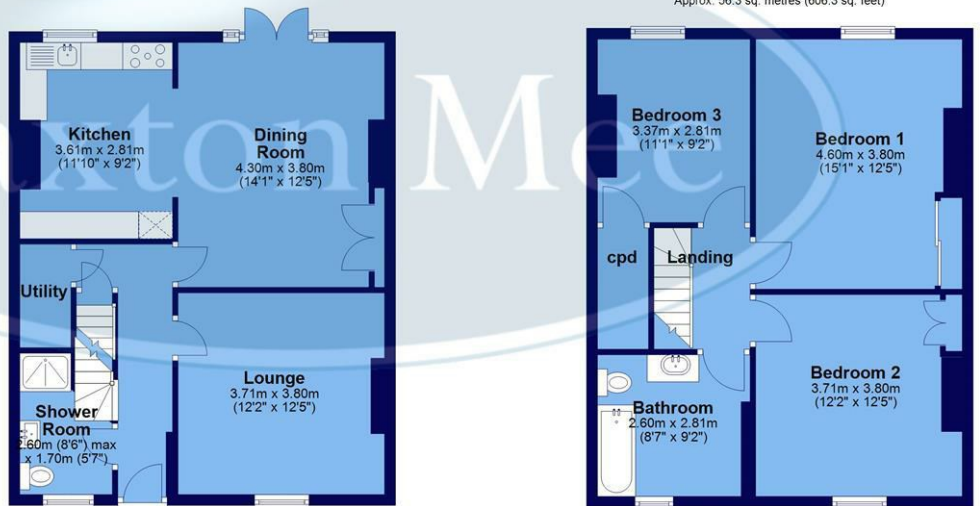
## Basement

Approx. 31.6 sq. metres (340.2 sq. feet)



## First Floor

Approx. 56.3 sq. metres (606.3 sq. feet)



Total area: approx. 142.9 sq. metres (1537.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes  
Hillsborough  
Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	58

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-61)	B		
(55-50)	C		
(35-54)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		78	58