

Saxton Mee



Providence Road Walkley Sheffield S6 5BE
Offers Around £195,000

St Luke's
Sheffield's Hospice

Providence Road

Sheffield S6 5BE

Offers Around £195,000

**** FREEHOLD ** NO CHAIN **** Situated on this popular residential road in the heart of Walkley is this three bedroom terrace property which enjoys impressive views and benefits from a good sized rear garden, double cellar, uPVC double glazing and gas central heating. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

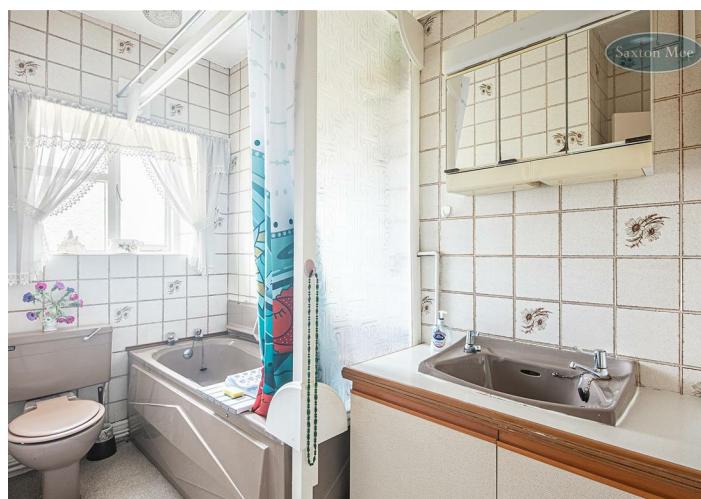
Set over three spacious levels, the living accommodation briefly comprises: enter through a front door into the lounge with a front window, coving to the ceiling and a feature fireplace. A door then opens into an inner lobby with access into the kitchen/diner. The kitchen has a range of units with a worktop which incorporates the sink and drainer. Integrated appliances include an electric oven with a four ring hob over and extractor above along with housing and plumbing for a washing machine. There is ample space for a dining table and chairs, a rear entrance door and an under stair pantry.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal bedroom is a spacious double with ample space for furniture and an under stair storage cupboard. Bedroom two is to the rear aspect. 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 attic bedroom three.

- SPACIOUS THREE BEDROOM TERRACE PROPERTY
- LOUNGE & KITCHEN/DINER
- IN NEED OF SOME MODERNISATION
- GOOD SIZED REAR GARDEN
- THREE PIECE SUITE BATHROOM
- SOUGHT AFTER LOCATION
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & CENTRAL HOSPITALS
- FREEHOLD/NO CHAIN
- DOUBLE CELLAR





OUTSIDE

To the rear is a good sized garden with a patio, lawned garden and an abundance of plants and shrubs.

LOCATION

Located in one of the S6's most sought after residential areas within close proximity to all that South Road has to offer, including independent delicatessens, ASDA supermarket and bakeries. Local dentist and pharmacy. Excellent transport links. Walkley Millennium Green which is community green space is close-by. Easy access to Sheffield City Centre, Universities and hospitals.

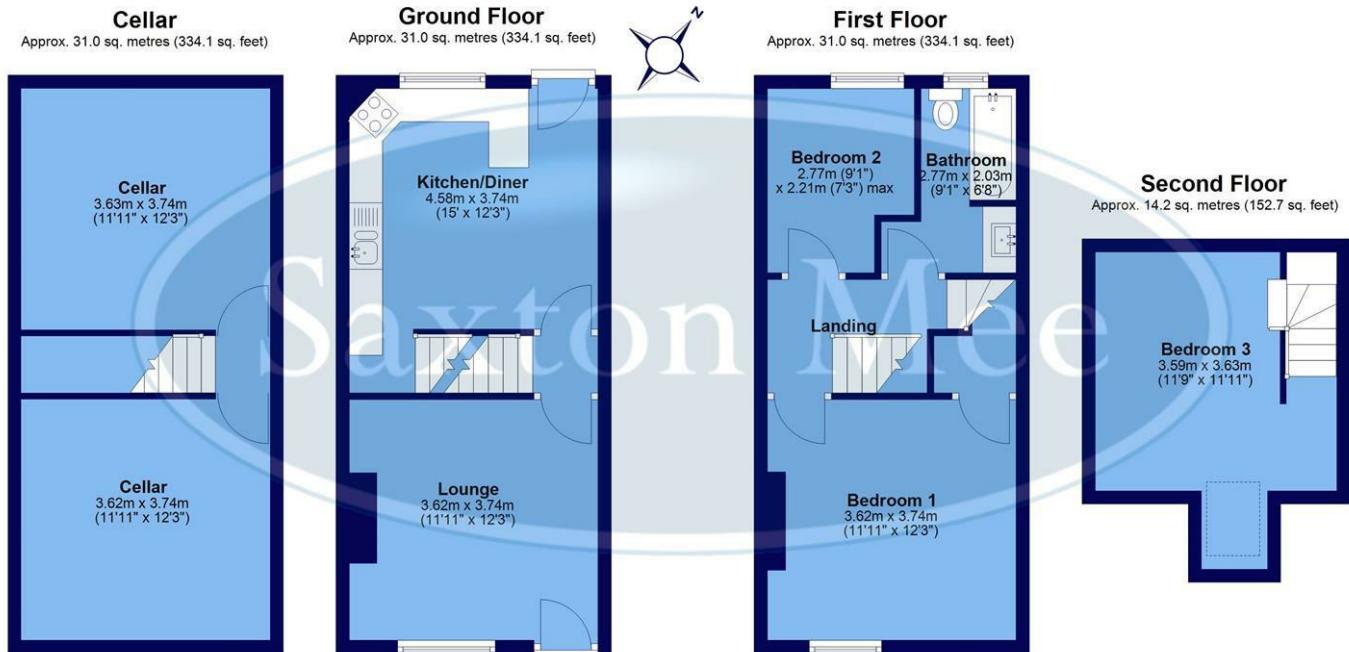
MATERIAL INFORMATION

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. 107.3 sq. metres (1155.1 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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[onTheMarket.com](http://onthemarket.com)

st luke's
Sheffield's Hospice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus)	A		
(B1-B1)	B		
(B9-B9)	C		
(D5-D4)	D		
(E9-E4)	E		
(F11-F8)	F		
(G1-G9)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A2 plus)	A		
(B1-B1)	B		
(B9-B9)	C		
(D5-D4)	D		
(E9-E4)	E		
(F11-F8)	F		
(G1-G9)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			