

Saxton Mee



Welbeck Road Walkley Sheffield S6 5AY
Offers Around £250,000

St Luke's
Sheffield's Hospice

Welbeck Road

Sheffield S6 5AY

Offers Around £250,000

**** NO CHAIN **** Situated on this quiet no through road enjoying fabulous views is this three bedroom semi detached property which benefits from a fully enclosed rear garden, uPVC double glazing and gas central heating. The property has been well kept by the current owners, but is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own personal taste. The property is well placed for amenities, local schools, transport links and easy access to the city centre, universities and hospitals.

In brief, the living accommodation comprises front door which opens into an entrance hall with a small storage area. Access into the through lounge-dining room and the kitchen. The well proportioned lounge-dining room has a feature fireplace and front and rear windows allowing lots of natural light to flow through the room. The galley kitchen has a range of fitted units with a worktop which incorporates the sink and drainer. There is space and plumbing for free standing appliances and a side entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms, the bathroom and a separate WC. Double bedroom one is to the front aspect. Double bedroom two has a large rear window allowing natural light and enjoying the impressive views. Single bedroom three is to the front aspect. The bathroom has a bath with electric shower and a wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- IN NEED OF MODERNISING
- FABULOUS VIEWS
- QUIET NO THROUGH ROAD
- CHAIN FREE
- THROUGH LOUNGE & DINING ROOM
- FULLY ENCLOSED REAR GARDEN
- POPULAR LOCATION WITH EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS
- LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS





OUTSIDE

The garden to the rear is private with a lawned area, paved patio and access to underneath the house/storage space

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 on nearby South Road, 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 Leasehold with a term of 800 years running from the 24th June 1959.

The property is currently Council Tax Band B.

VALUER

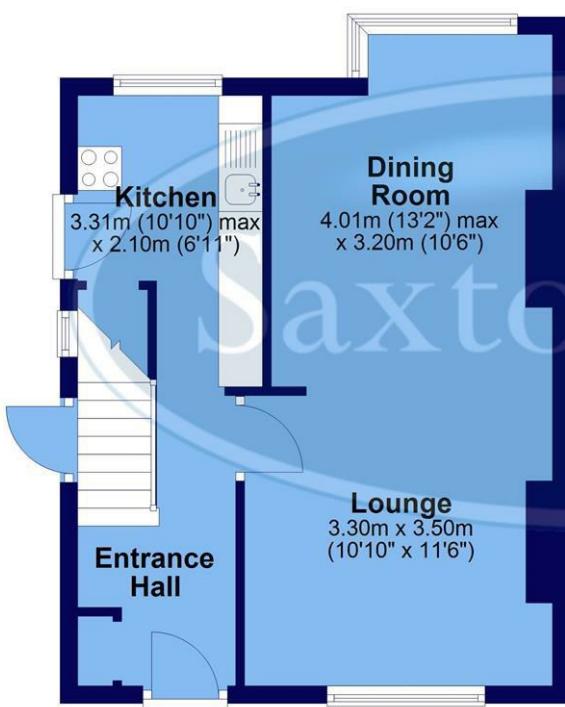
Chris Spooner

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.



Ground Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



Total area: approx. 75.3 sq. metres (811.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths

Plan produced using PlanUp.

**Crookes
Hillsborough
Stocksbridge**

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462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A) plus A	86
B	71
C	69
D	68
E	67
F	66
G	65
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(A) plus A	84
B	69
C	68
D	67
E	66
F	65
G	64
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales