



Whitehouse Road Walkley Sheffield S6 2WB  
Offers Around £200,000



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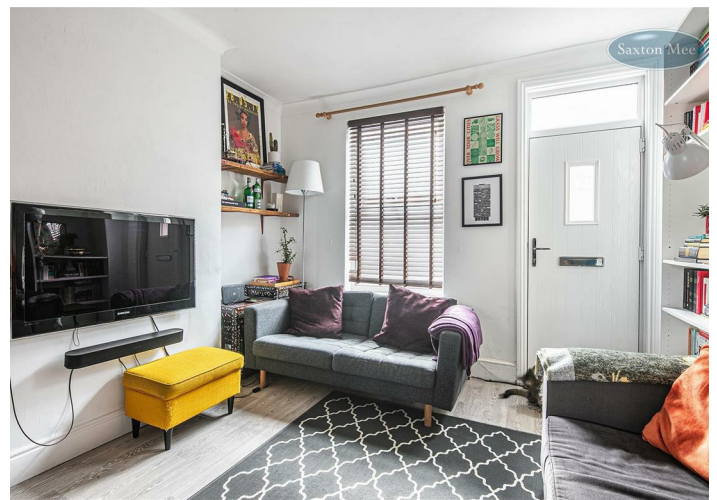
**\*\* FREEHOLD \*\* THREE GOOD SIZED BEDROOMS \*\* OCCASIONAL ATTIC ROOM \*\*** This deceptively spacious three bedroom mid terraced house is located within the highly sought after area of Walkley S6. Well presented throughout, the property benefits from the space above the passageway which allows for three good sized bedrooms on the first floor, and further benefits from an occasional room in the attic which offers versatile living options. The property has been cosmetically improved by the current vendor, who has helped create a contemporary, modern home which is likely to appeal to first time buyers and young families.

Briefly, the accommodation on the ground floor comprises a lounge to the front aspect which has laminate flooring and some alcove shelving. Access into the kitchen/diner which has a range of shaker style fitted cupboards with contrasting worktops. There is space for an oven with extractor above. There is a rear entrance door and trap door access to a cellar.

From the kitchen, a staircase rises to the first floor landing with access into the three bedrooms and the shower room. The master bedroom to the front has a built-in wardrobe. Double bedroom two is to the rear aspect. Bedroom three is a good sized single and to the front of the property. The shower room has a spacious walk-in shower cubicle, WC and wash basin.

From the landing area, stairs lead to an occasional bedroom which has an exposed brick feature wall, and two Velux windows which enjoys views over the city.

- THREE GOOD SIZED BEDROOMS
- OCCASIONAL ATTIC ROOM ENJOYING THE FANTASTIC VIEWS OVER THE CITY
- FREEHOLD
- MODERN SHOWER ROOM
- LOUNGE & KITCHEN/DINER
- EASILY MAINTAINED REAR GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- EXCELLENT AMENITIES CLOSE-BY
- PUBLIC TRANSPORT LINKS
- EASY ACCESS TO UNIVERSITIES & HOSPITALS







## OUTSIDE

Outside there is a good sized garden to the rear that is accessed via a secure gated passageway which has a paved patio area, seating area and a planted bed.

## LOCATION

Whitehouse Road runs between Burgoyne Road and Whitehouse Lane, near to the popular Ruskin Park. A highly sought after residential area within close proximity to excellent local amenities at both Walkley and Crookes which includes numerous shops, cafes, restaurants and some superb pubs including the fantastic Blind Monkey which is just a short stroll away. There are good regular bus routes running along Howard Road offering easy access to the Universities, main City Hospitals and Sheffield City centre which is approximately two miles away.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## VALUER

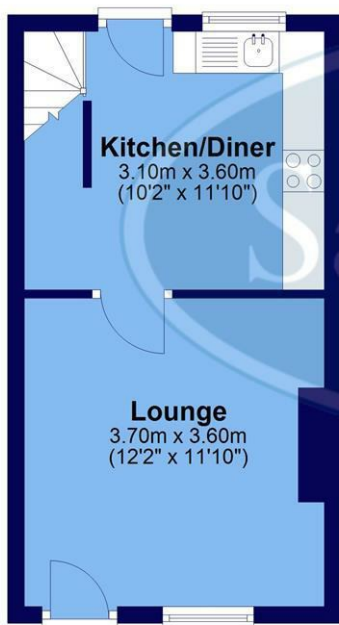
Chris Spooner

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## Ground Floor

Approx. 24.8 sq. metres (266.8 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



## Second Floor

Approx. 15.9 sq. metres (170.9 sq. feet)



Total area: approx. 75.1 sq. metres (808.2 sq. feet)

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

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