



Morley Street Lower Walkley Sheffield S6 2PL
Offers Around £235,000

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**** FREEHOLD ** SOUTH FACING REAR GARDEN **** Viewing is essential to appreciate this spacious three bedroom end terrace which enjoys a private south facing garden and benefits from an open plan kitchen/diner, uPVC double glazing and gas central heating. Situated on this popular residential road within walking distance to local amenities in Hillsborough and Walkley and public transport links including the Supertram network.

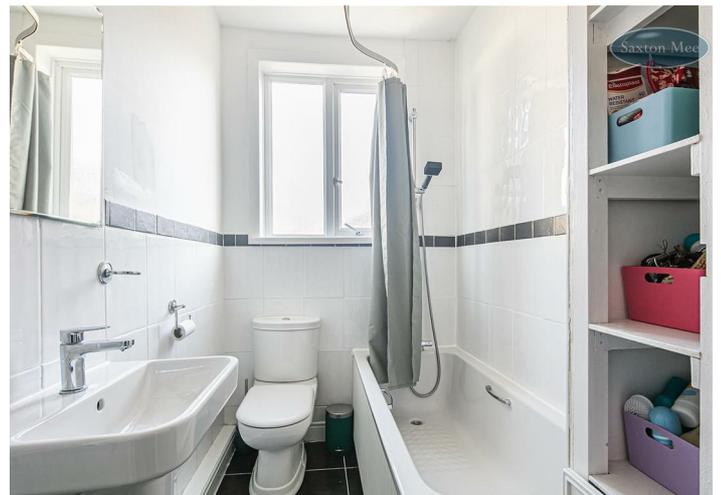
The well presented living accommodation briefly comprises: enter via a front composite door into the lounge which has lovely features including ceiling coving, alcove shelving, and a tiled hearth with an exposed brick open fireplace. A door opens to an inner lobby with access into the impressive open plan kitchen diner which has a range of fitted units with solid wood worktops. Integrated appliances include an electric oven and a gas hob along with housing and plumbing for a dishwasher, washing machine and fridge freezer. There is ceiling coving in the dining area, and access to cellar head with steps descending to the cellar.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal double bedroom is to the front aspect and has a useful fitted cupboard. Bedroom two is to the rear aspect. The bathroom has a white suite including bath with overhead shower, WC and wash basin.

From the landing area, stairs lead to an attic style bedroom which has been greatly improved by the current owners. The room features built-in alcove storage and has a south facing Velux window.

- FREEHOLD PROPERTY
- END TERRACE
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- PRIVATE SOUTH FACING GARDEN
- OPEN PLAN KITCHEN DINER
- IDEAL FIRST TIME BUY
- EXCELLENT NEARBY AMENITIES
- GOOD TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- WITHIN WALKING DISTANCE TO HILLSBOROUGH & WALKLEY





OUTSIDE

To the rear can be found a delightful, south facing fully enclosed garden with a patio seating area and a lawn and planted borders.

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 Walkley, Hillsborough, 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 Freehold and 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.



Total area: approx. 98.7 sq. metres (1062.8 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	
92-91% A	
81-91% B	
69-80% C	
55-68% D	
39-54% E	
21-38% F	
1-20% G	
Not energy efficient - higher running costs	
63	79
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
92-91% A	
81-91% B	
69-80% C	
55-68% D	
39-54% E	
21-38% F	
1-20% G	
Not environmentally friendly - higher CO ₂ emissions	
59	77
England & Wales EU Directive 2002/91/EC	