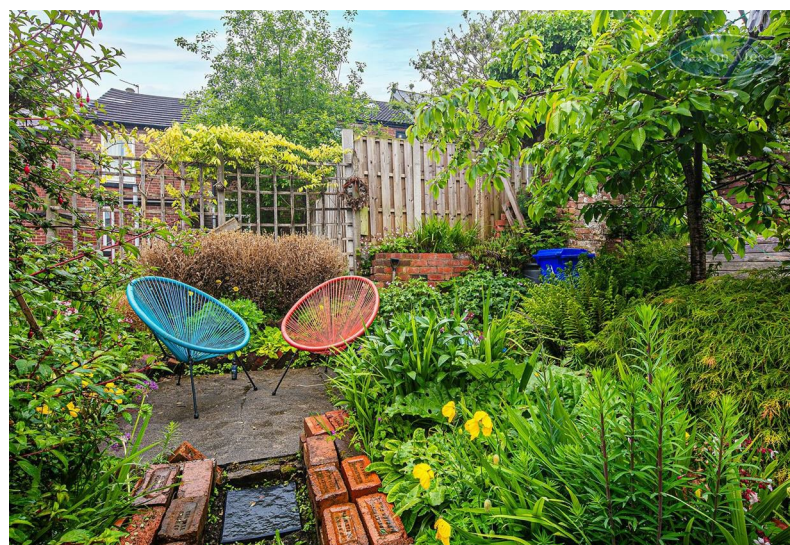


# Saxton Mee



**Tennyson Road Walkley Sheffield S6 2WD**  
**Offers Around £195,000**



# Tennyson Road

Sheffield S6 2WD

Offers Around £195,000

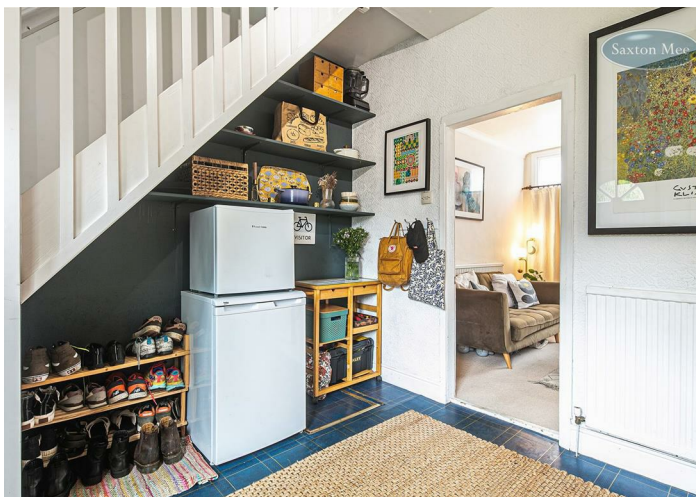
**\*\* FREEHOLD PROPERTY \*\*** Well presented throughout is this two bedroom terrace property which benefits from a superb south-west facing garden which has been professionally landscaped to help create a fabulous space to enjoy all year round. The property is situated in a highly sought after residential area within close proximity to excellent local amenities at both Walkley and Crookes.

On the ground floor there is a living room to the front aspect which is neutrally decorated and has carpet to the floor, and a rustic kitchen diner to the rear aspect that has a range of fitted base units with contrasting worktops, open shelving, and a bespoke unit which houses a ceramic sink.

The first floor has a double bedroom to the front which has fitted hanging rails and alcove shelving, a spacious bathroom to the rear that has a shower over a bath and a fitted cupboard.

From the landing stairs lead to a second double bedroom that has a dormer window and painted floor boards.

- CHARMING MID TERRACE HOUSE
- PRIVATE SOUTH-WEST FACING GARDEN
- WELL PRESENTED THROUGHOUT
- NEUTRAL DECOR
- TWO DOUBLE BEDROOMS
- FREEHOLD PROPERTY
- POPULAR LOCATION
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME BUY





**OUTSIDE**

The south-west facing private garden has been thoughtfully planted with a wide variety of plants and shrubs along with patio areas.

**LOCATION**

Tennyson 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 and a tram stop on Langsett Road/Infirmary Road offering easy access to the Universities, main City Hospitals routes and Sheffield City centre which is approximately two miles away.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band A.

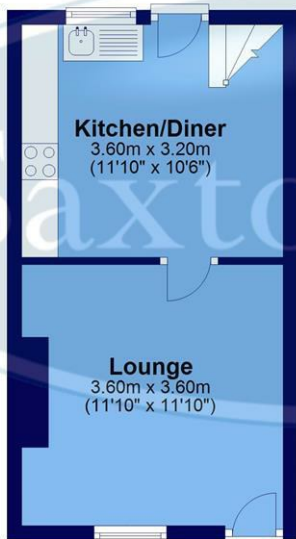
**VALUER**

Chris Spooner 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. 24.8 sq. metres (267.4 sq. feet)



**First Floor**  
Approx. 24.8 sq. metres (267.4 sq. feet)



**Second Floor**  
Approx. 13.7 sq. metres (147.2 sq. feet)



**Cellar**  
Approx. 7.5 sq. metres (81.2 sq. feet)



Total area: approx. 70.9 sq. metres (763.2 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
		86	56
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A (1-10)		
B (11-20)			
C (21-30)			
D (31-40)			
E (41-50)			
F (51-60)			
Not environmentally friendly - higher CO <sub>2</sub> emissions	G (61-70)		
England & Wales		EU Directive 2002/91/EC	