

Saxton Mee



Cromwell Street Walkley Sheffield S6 3RN
Offers Around £245,000

St Luke's
Sheffield's Hospice

Cromwell Street

Sheffield S6 3RN

Offers Around £245,000

**** FREEHOLD **** Located in Walkley, is this delightful, three bedroom end terrace which is situated within easy reach of all local amenities along with easy access to Sheffield city centre, universities and hospitals. The property is beautifully presented throughout retaining some original features and enjoys a private rear garden, an extended dining kitchen, uPVC double glazing and gas central heating.

Tastefully decorated, the living accommodation briefly comprises enter through a front entrance door into the lounge which has the original ceiling coving, alcove shelving and a feature fireplace which is the focal point of the room. A door then opens into an inner lobby with access into the stunning kitchen/diner. The kitchen has a range of fitted units with shaker style doors and contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, gas hob, microwave and fridge freezer. There is access to the cellar head, the rear garden and has laminate flooring throughout. The cellar head has steps descending to the useful cellar.

From the inner lobby, a staircase rises to the first floor landing which has useful shelving and access into two bedrooms and the bathroom. Double bedroom one is to the front aspect, has ceiling coving and space for furniture. Bedroom two is to the rear aspect and has a fitted cupboard/wardrobe. The well appointed bathroom is fully tiled and has a white three piece suite including bath with overhead shower over bath.

A further staircase rises to the second floor and attic double bedroom three which has a dormer window with views over Sheffield and access to eaves storage.

- LOVELY, THREE BEDROOM END TERRACE
- PRIVATE REAR GARDEN
- EXTENDED KITCHEN/DINER
- LOUNGE WITH FEATURE FIREPLACE
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE PIECE SUITE BATHROOM
- FREEHOLD
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

There is a low maintenance south facing garden to the front which has iron railings and gate. To the rear is a private garden with no through access for neighbouring properties and has a paved patio, planted beds, lawn, established shrubs and small trees.

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 Freehold and currently Council Tax Band A.

VALUER

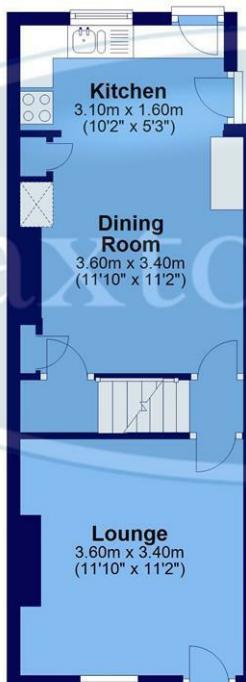
Chris Spooner

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Ground Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.3 sq. feet)



Second Floor

Approx. 12.1 sq. metres (130.6 sq. feet)



Total area: approx. 88.5 sq. metres (952.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths

Plan produced using PlanUp.

**Crookes
Hillsborough
Stocksbridge**

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 onTheMarket.com


Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A) plus A	86
(B) plus B	64
(C) plus C	
(D) plus D	
(E) plus E	
(F) plus F	
(G) plus G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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