

# Saxton Mee



Walkley Road Walkley Sheffield S6 2XJ  
Price Guide £200,000



# Walkley Road

Sheffield S6 2XJ

Price Guide £200,000

GUIDE PRICE £200,000-£210,000 \*\* SOUTH WEST FACING REAR GARDEN \*\* FREEHOLD \*\* Situated in this highly sought-after residential area of Walkley is this stone fronted, three/four bedroom, two bathroom end terrace which enjoys a lovely rear garden and benefits from uPVC double glazing and gas central heating. The property has been modernised by the current owner including new uPVC double glazing, decorated, replaced some of the carpets and installed a new log burner. Neutrally decorated throughout the well presented living accommodation comprises front door which opens into the lounge with a front facing window allowing natural light, while the focal point is the feature fireplace with an inset log burner. A door then opens into the kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. There is a new integrated electric oven as well as housing and plumbing for a washing machine and fridge freezer. There is space for a small dining table and a rear entrance door. The cellar is similar size to the lounge. A staircase rises to the first floor landing with access into two bedrooms and the bathroom. Bedroom one to the front is a good size double. Bedroom two overlooks the rear garden and is currently used as an office. The bathroom comes with a three piece suite including bath, WC and wash basin. A further staircase rises to the second floor with two further bedrooms and a second bathroom, all benefiting from Velux windows.

- EARLY VIEWING ADVISED
- THREE/FOUR BEDROOMS
- TWO BATHROOMS
- SOUTH WEST FACING REAR GARDEN
- NEUTRALLY DECORATED & WELL PRESENTED THROUGHOUT
- NEW uPVC DOUBLE GLAZING
- SOUGHT-AFTER LOCATION
- AMENITIES, PUBLIC TRANSPORT LINKS & LOCAL SCHOOL
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & CENTRAL HOSPITALS





**OUTSIDE**

There is a garden to the rear which has a lawn.

**LOCATION**

Walkley is an incredibly popular district to the North West of Sheffield City Centre and has an abundance of fabulous independent shops, cafés, and other amenities including a local ASDA supermarket and some superb pubs including the fantastic Blind Monkey which is just a short stroll away. There are regular buses found on South Road offering easy access to the City Centre as well as Crookes, Broomhill and Hillsborough. It is handily positioned for people who need to be close to the various University campuses and main City Hospitals. Walkley is also approximately only 4 miles away from the Peak District benefitting from glorious scenery and popular trails for walking and cycling.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band A.

**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.



Total area: approx. 85.0 sq. metres (915.4 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	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		85	52
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		45	84
	EU Directive 2002/91/EC		