

Parsonage Crescent Walkley Sheffield S6 5BJ
Offers Around £195,000

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Sheffield S6 5BJ

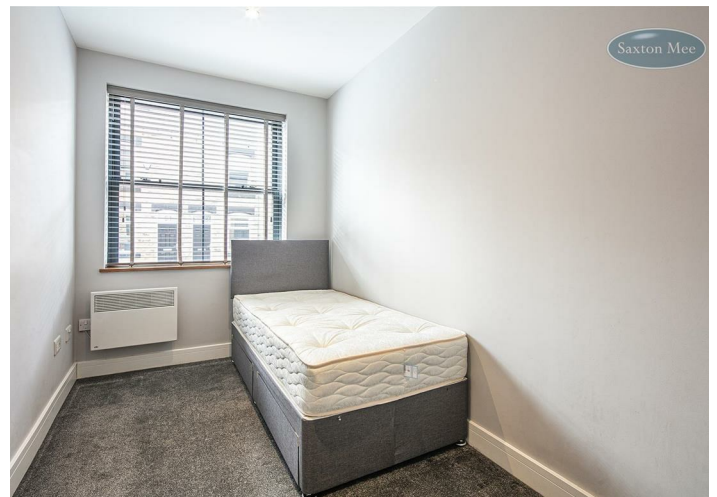
Offers Around £195,000

**** PARKING & COMMUNAL GARDENS ** FIRST FLOOR APARTMENT **** Situated in the popular area of Walkley is this well presented, two bedroom apartment which enjoys lovely communal gardens, parking, uPVC double glazing and electric heating. 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.

Neutrally decorated throughout, the living accommodation briefly comprises, private door which opens into the entrance hall with a large storage cupboard and access into the spacious, open plan living area and kitchen, the two double bedrooms and the bathroom. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, fridge and freezer. The living area has three windows making this a bright and airy space. The master bedroom has space for furniture. The bathroom is fully tiled and has a chrome towel radiator and a modern four piece suite including shower enclosure, bath, WC and wash basin with vanity unit.

- EARLY VIEWING ADVISED
- WELL PRESENTED, TWO BEDROOM FIRST FLOOR APARTMENT
- FANTASTIC OPEN PLAN LIVING AREA & KITCHEN WITH INTEGRATED APPLIANCES
- PARKING & WELL-KEPT COMMUNAL GARDENS
- POPULAR LOCATION
- LOCAL AMENITIES
- WELL REGARDED SCHOOLS
- EXCELLENT PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

Parking and lovely communal gardens with artificial lawns and seating area.

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

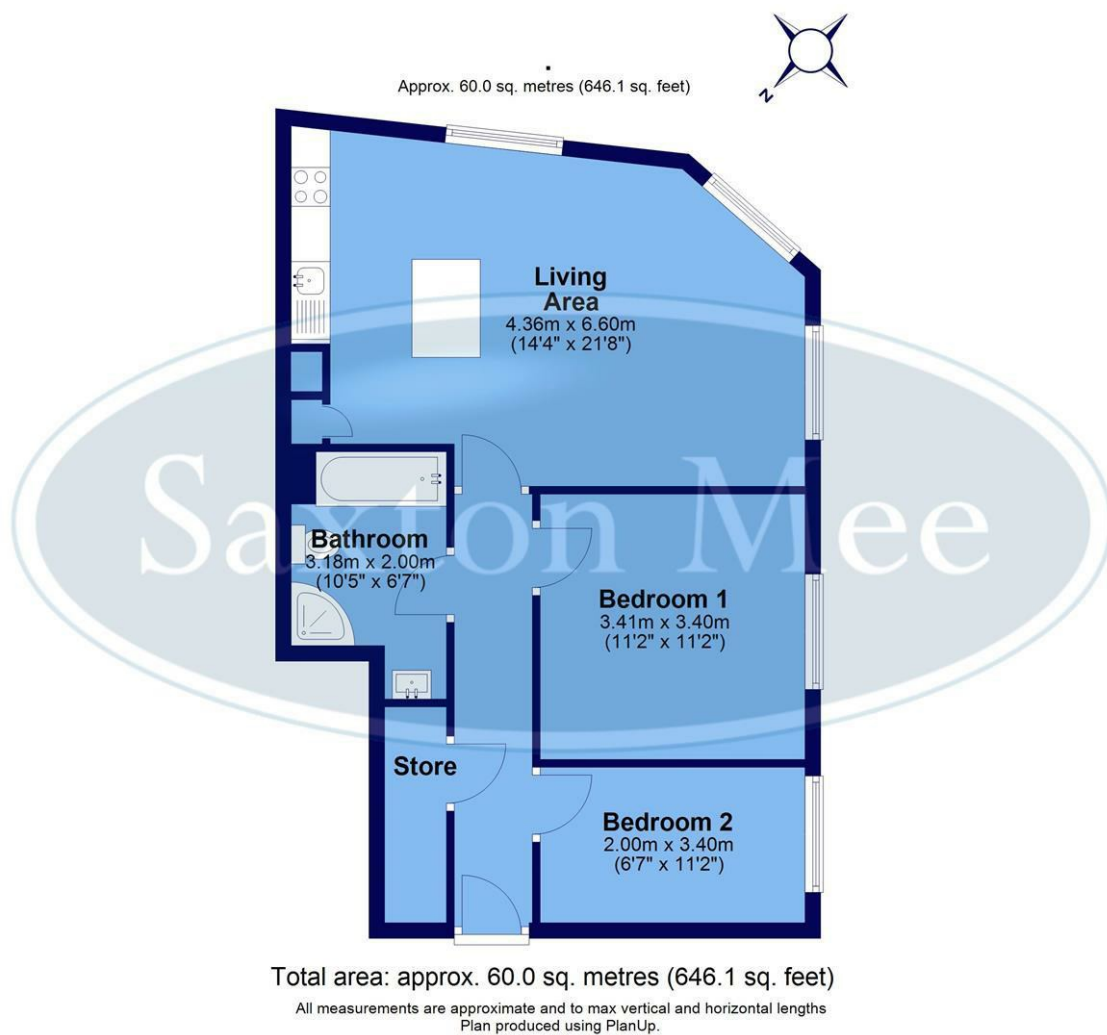
The property is Leasehold.

The property is currently Council Tax Band B.

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.



Crookes
Hillsborough
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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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	