



Waller Road Walkley Sheffield S6 5DQ
Offers Around £245,000

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****CHAIN FREE**** Dating back to 1874 is this three bedroom terrace property which enjoys a well manicured garden and benefits from uPVC double glazing and gas central heating. The property was originally built as a detached property and is located in the popular residential area of Walkley with excellent local amenities nearby on South Road, regular public transport links along with easy access to Rivelin Valley offering excellent countryside walks and the Rivelin Valley Cafe.

Set over four spacious levels (including the cellar) the living accommodation briefly comprises front composite door which opens into the lounge with coving to ceiling, while the focal point is the stone fireplace with electric fire. A door then opens into the inner lobby with access into the kitchen which has a range of fitted units along with a generous amount of worktop space. There is an electric oven and gas hob. There is space for a dining table and chairs. A door opens into a rear entrance hall with a downstairs WC/cloakroom and utility. From the kitchen, access to the cellar head, with steps descending to the cellar being of similar size to the lounge.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom one is to the front aspect and has fitted wardrobes, a useful under stair cupboard and views over Rivelin Valley. Single bedroom two is to the rear aspect and has laminate wood flooring. The bathroom is fully tiled with Amtico flooring, a heated towel rail and a four piece suite including corner bath, separate shower enclosure, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three which has laminate wood flooring, two Velux windows, fabulous views, fitted wardrobes and a large space in the eaves which offers excellent storage but could be potentially used as a small home office having power and a window.

- IMPRESSIVE VIEWS
- SPACIOUS THREE BEDROOM TERRACE PROPERTY
- LOUNGE & KITCHEN/DINER
- UTILITY & DOWNSTAIRS WC
- STONE BUILT
- FOUR PIECE SUITE BATHROOM
- POPULAR RESIDENTIAL AREA
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

There is a well manicured private garden to rear with a lawn, planted beds, two paved patios areas and a timber shed. To the front is a small walled garden area which sets the property back from the road.

LOCATION

The property is located in the popular residential area of Walkley with excellent local amenities nearby on South Road. Good regular public transport links. Easy access to Rivelin Valley offering excellent countryside walks and the Rivelin Valley Cafe. Easy access to Sheffield City Centre, Universities and Hospitals.

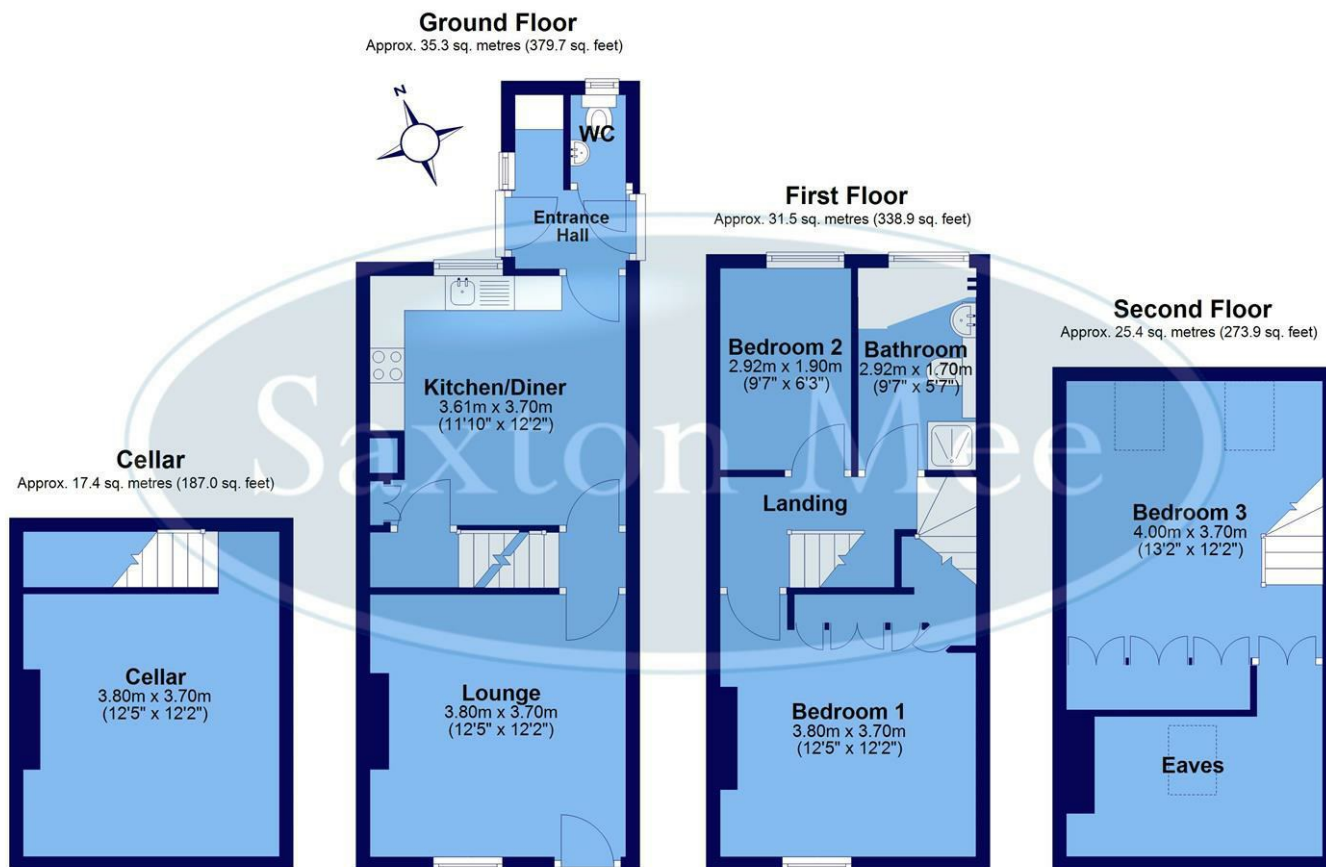
MATERIAL INFORMATION

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. 109.6 sq. metres (1179.6 sq. feet)

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

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