

Saxton Mee



Industry Street Sheffield S6 2WX
Price Guide £190,000

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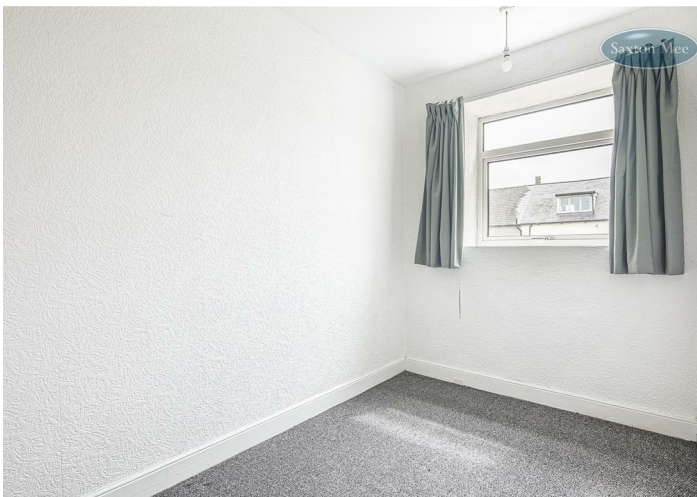
GUIDE PRICE £190,000-£200,000 ** FREEHOLD ** Offered for sale with no onward chain is this stone built three bedroom mid terraced property which would benefit from a scheme of updating. Located within the sought after area that is Walkley S6, the property offers exciting potential to be modernised to your own personal choice while already benefitting from gas central heating and double glazed windows.

The accommodation briefly comprises a lounge to the front aspect which retains the original ceiling coving, a kitchen diner to the rear that has a range of white high gloss units with contrasting worktops, an integrated electric oven, and a gas hob.

On the first floor there is a double bedroom to the front aspect which has a fitted cupboard, a second bedroom to the rear aspect, a bathroom that has a shower over the bath, and from the landing area stairs lead to an attic style bedroom that has a Velux window to the rear aspect.

- NO ONWARD CHAIN
- POTENTIAL TO IMPROVE
- THREE BEDROOMS
- STONE BUILT TERRACE
- SOUTH FACING GARDEN
- KITCHEN DINER
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- IDEAL FIRST TIME BUY
- POSSIBLE RENTAL INVESTMENT





OUTSIDE

To the rear is a south facing garden which has a lawn area, planted beds and a paved patio 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 just along the street, 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 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.

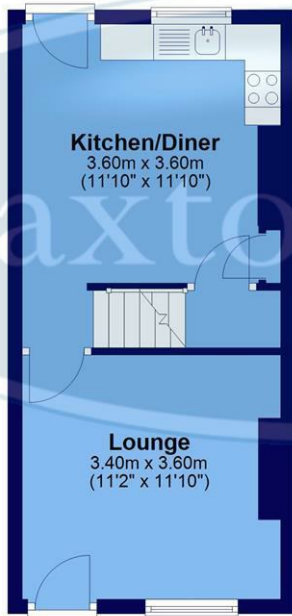
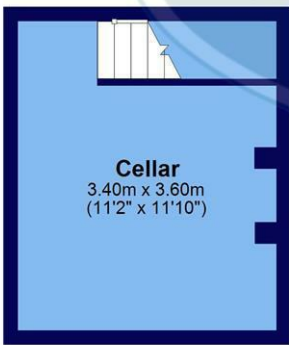


Ground Floor
Approx. 28.8 sq. metres (309.7 sq. feet)

First Floor
Approx. 28.8 sq. metres (309.7 sq. feet)

Second Floor
Approx. 16.5 sq. metres (177.2 sq. feet)

Cellar
Approx. 15.5 sq. metres (166.4 sq. feet)



Total area: approx. 89.5 sq. metres (963.0 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

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www.saxtonmee.co.uk



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		63	75
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		65	75
EU Directive 2002/91/EC			