

Saxton Mee

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Kirkstone Road Lower Walkley Sheffield S6 2PP
Offers Around £200,000



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**** NO ONWARD CHAIN **** Situated on this quiet no-through road in this sought after location is this three double bedroom end terrace which enjoys a superb sized private garden and benefits from an extended dining kitchen, cellar uPVC double glazing and gas central heating. Ideally located for a range of good local amenities and schools and with easy access to the city centre.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a front composite door into the lounge with a gas fire set in a feature fireplace and fitted alcove shelving. A door then opens into the extended kitchen/diner which has a range of built in cupboards, extensive worktop space and space for freestanding appliances. There is access to the bathroom which has a white suite including bath with overhead shower, WC and wash basin, complemented with tiled walls and floor. There is a useful porch to the rear which has space and plumbing for a washing machine. From the kitchen there is access to the cellar.

To the first floor there is a double bedroom to the front aspect which has a recently replaced carpet, neutral décor, wall lights, and a useful understairs cupboard. Double bedroom two is to the rear aspect, has a fitted cupboard, and two windows overlooking the garden.

Stairs from landing rise to an attic room that has two Velux windows and an exposed brick feature wall.

- END TERRACE
- THREE DOUBLE BEDROOMS
- EXTENDED DINING KITCHEN
- GROUND FLOOR BATHROOM
- NO ONWARD CHAIN
- SUPERB SIZED PRIVATE GARDEN
- SOUGHT AFTER LOCATION
- QUIET NO THROUGH ROAD
- GOOD LOCAL AMENITIES
- PERFECT FIRST TIME BUY





OUTSIDE

To the front is a small low maintenance south facing garden while to the rear is a larger than average garden which is private and has no through access for neighbouring properties. It features a lawn area, planted bed and a brick built outbuilding.

LOCATION

The property is located in this popular residential area of Lower Walkley with good regular public transport including close proximity to Supertram links. Local amenities include walking distance to Morrisons, Hillsborough Leisure Centre, Hillsborough Park. Easy access to the city centre along with country walks close by at Rivelin.

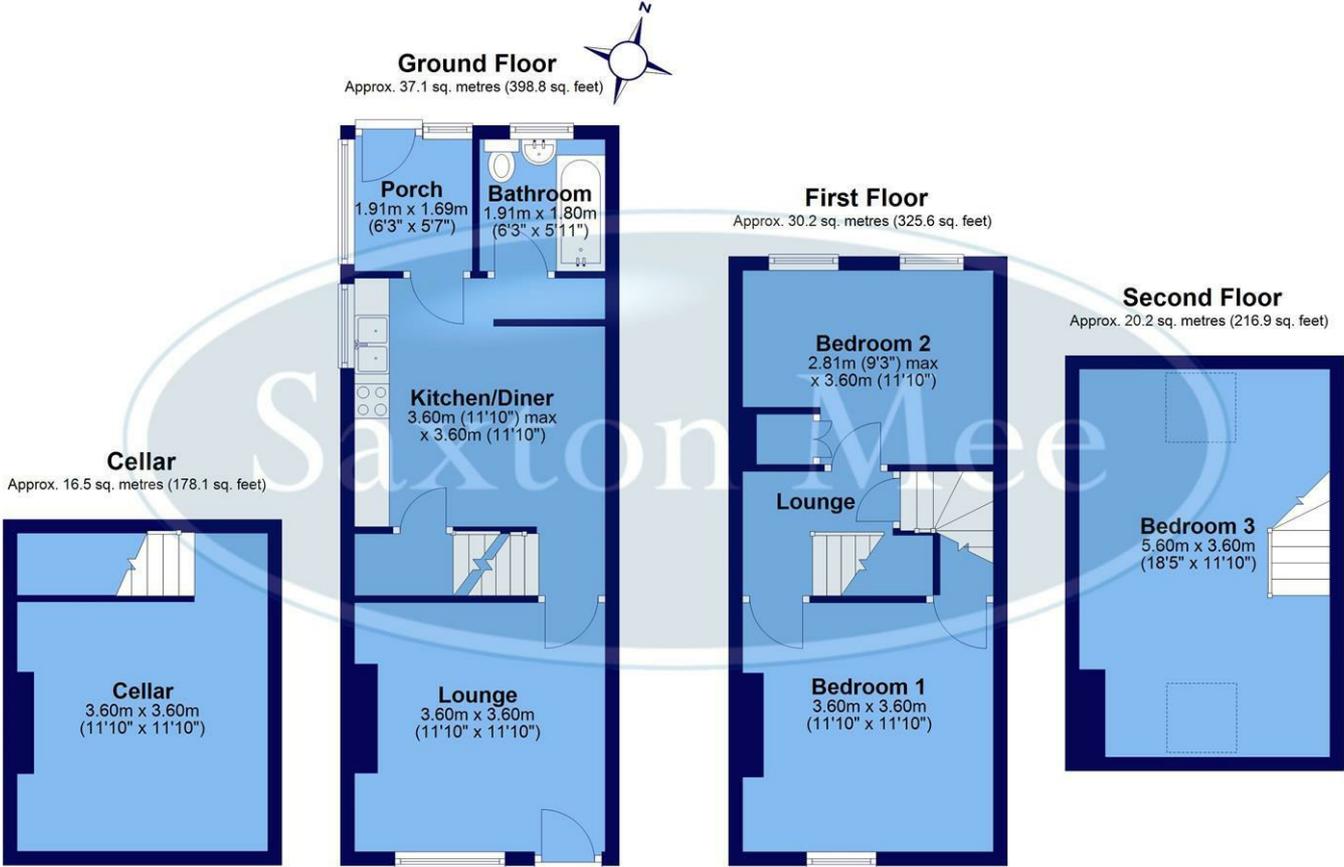
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1899. The property is 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.



Total area: approx. 104.0 sq. metres (1119.4 sq. feet)

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

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Hillsborough
Stocksbridge

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 462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) 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	60	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91) 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	55	73