

Providence Road Walkley Sheffield S6 5BH  
Offers Around £375,000



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**\*\* NEWLY REFURBISHED \*\* STUNNING VIEWS \*\* UNDERFLOOR HEATING \*\* AIR SOURCED HEAT PUMP \*\*** Situated in a private position at the head of a cul-de-sac and enjoying superb panoramic views is this newly refurbished two/three bedroom detached property which is offered to the open market with no onward chain. Beautifully presented throughout in a contemporary design, the property benefits from an air sourced heat pump, insulated internal and external walls, double glazed anthracite windows, and low maintenance gardens.

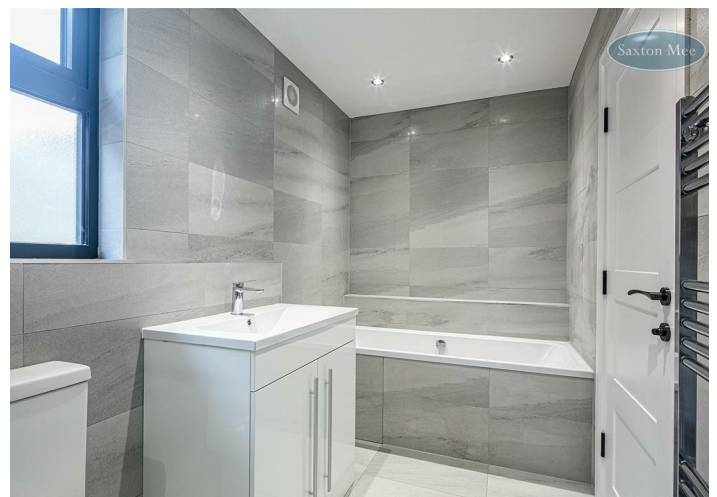
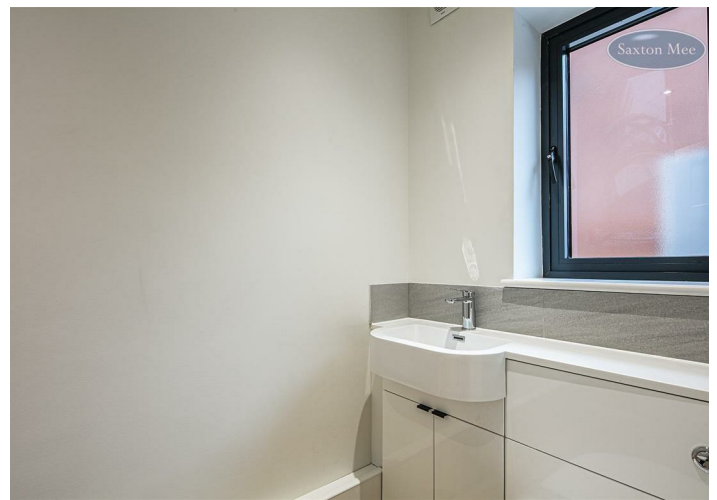
Briefly, the accommodation on the ground floor comprises a small porch, an entrance hall which leads into a downstairs cloakroom/utility that has a WC, a versatile room which could be used as a bedroom, home office or snug, and a fabulous open plan living space that enjoys superb natural light, and leads into a fully fitted kitchen. The kitchen has a range of high gloss handleless units with contrasting worktops and integrated appliances to include a fridge/freezer, electric oven, microwave, electric hob, and a dishwasher.

On the first floor there are two excellent sized bedrooms which take full advantage of the impressive views, and a well appointed bathroom that has a white suite that is fully tiled and includes a bath, a separate walk-in shower, WC, and wash hand basin.

- EARLY VIEWING ADVISED
- NEWLY REFURBISHED TO A HIGH STANDARD
- NO CHAIN
- OFF-ROAD PARKING & LOW MAINTENANCE GARDENS
- FANTASTIC OPEN PLANNING LIVING AREA
- DOWNSTAIRS WC & FOUR PIECE SUITE BATHROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- PRIVATE POSITION
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS
- AMENITIES, SCHOOLS & TRANSPORT LINKS







## OUTSIDE

Outside there is off road parking and low maintenance gardens which wrap around the whole property.

## LOCATION

Located in one of the S6's most sought after residential areas within close proximity to all that South Road has to offer, including independent delicatessens, ASDA supermarket and bakeries. Local dentist and pharmacy. Excellent transport links. Walkley Millennium Green which is community green space is close-by. Easy access to Sheffield City Centre, Universities and hospitals.

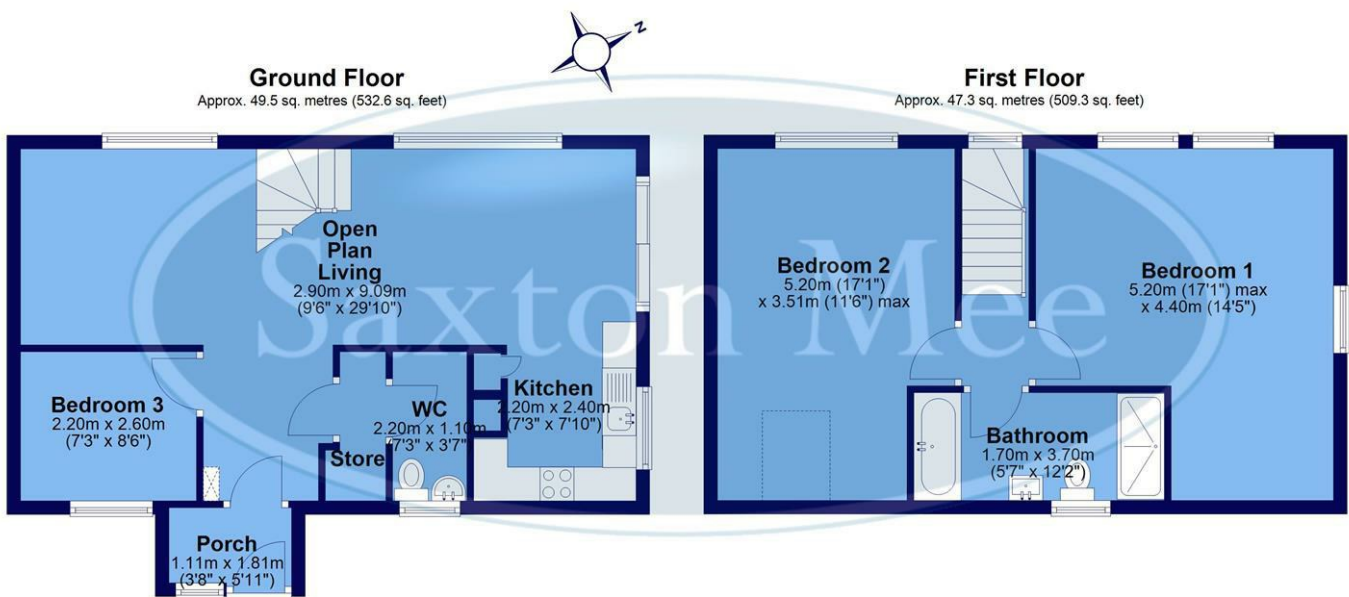
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

## 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. 96.8 sq. metres (1041.8 sq. feet)

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

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