Saxton Mee

Welney Place Birley Carr Sheffield S6 1JX
Price £220,000

St Luke's
Sheffield's Hospice

Welney Place

Sheffield S6 1JX

Price £220,000

** BEAUTIFULLY PRESENTED ** THREE DOUBLE BEDROOMS ** EXTENDED KITCHEN ** Located on a quiet cul-de-sac in the popular area of Birley Carr is this stunning three double bedroom, stone fronted mid terraced house which is beautifully presented throughout. The property has been immaculately maintained and benefits from an extended kitchen, spacious rooms, a useful cellar space, and a low maintenance south east facing private garden.

Measuring in excess of 1,600 square feet in total, the accommodation on the ground floor comprises an entrance hall which has Victorian style tiled floor and wall panelling, a bay windowed lounge which has ceiling coving and feature wall paper, a dining room that has Amtico flooring and access to the cellar head, and the extended kitchen which has a range of high gloss grey units with contrasting worktops and integrated appliances to include a double electric oven, gas hob, and features an exposed brick wall.

The first floor has a double bedroom to the front aspect which has fitted wardrobes, a second double bedroom to the rear which enjoys views over Sheffield, and a well appointed shower room which is tiled and has a walk-in shower, wash hand basin with a vanity unit, WC, and a heated towel rail.

From the landing area stairs lead to a further double bedroom in the attic which has useful eaves storage, fitted wardrobes, and a Velux window.

- STUNNING MID TERRACE HOUSE
- THREE DOUBLE BEDROOMS
- IMMACULATELY PRESENTED
- EXTENDED KITCHEN DINER
- USEFUL CELLAR SPACE
- ENCLOSED PRIVATE GARDEN
- QUIET CUL-DE-SAC
- CLOSE TO AMENITIES

OUTSIDE
The property is set back from the pavement by way of a small stone wall. To the rear is a south east facing private garden which has no through access from neighbouring properties, and features two paved patio areas along with an artificial grass lawn.

LOCATION
An array of local amenities nearby, including supermarkets, Kilner Way Retail Park, shops, cafes, and well-regarded schools, making it ideal for families and professionals alike. For nature lovers, Back Edge is only a short walk or bike ride away, which gives open views across the valley and access to a network of public footpaths leading towards Beeley Wood, Birley Edge, Grenoside, Wheata Woods, Greno Woods, Wharncliffe Woods and beyond. Hillsborough Park is also nearby offering further green space for leisurely walks and outdoor activities. Excellent transport links, including frequent bus routes and proximity to Sheffield's tram network, provide convenient connections to the city centre and beyond.

MATERIAL INFORMATION
The property is Leasehold with a term of 800 years running from the 29th September 1912 (686 years remaining).
The property is currently Council Tax Band A.

VALUER
Chris Spooner ANAEA

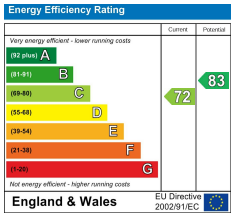
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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.

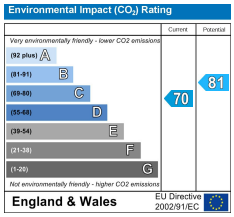
Saxton Mee

Total area: approx. 148.9 sq. metres (1602.7 sq. feet)

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

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
www.saxtonmee.co.uk





OnTheMarket.com
St Luke's Sheffield's Hospice