

# Saxton Mee



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Rangeley Road Walkley Sheffield S6 5DW  
Guide Price £195,000



## Rangeley Road

Sheffield S6 5DW

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GUIDE PRICE £195,000-£205,000 \*\* FREEHOLD \*\* Situated in this popular residential area, is this stone fronted, two double bedroom, end terrace property which truly deserves an internal inspection to appreciate the quality throughout. The property enjoys a good size rear garden with no third party access and benefits from double glazing virtually throughout and gas central heating. The well presented living accommodation briefly comprises: from the rear a door opens into the good size porch with cupboard space and plumbing for a washing machine. Access into the modern fitted kitchen having a range of wall, base and drawer units with a complementary granite work top which incorporates the sink and the four ring hob with extractor above. Integrated double oven and plumbing for a dishwasher. An opening leads into the lounge, the focal point is the contemporary fire. Access into the cellar. From the kitchen, a staircase rises to the first floor landing with access into the master bedroom which benefits from fitted, high quality wardrobes and stunning views from certain aspects across towards the Peak District and Loxley Valley. The shower room includes a walk-in shower cubicle, wash basin set in a vanity unit and WC. A staircase rises to the second floor and the spacious second bedroom with a Velux window.

- VIEWING RECOMMENDED
- ACCOMMODATION OVER THREE LEVELS
- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- GOOD SIZE REAR GARDEN WITH NO THIRD PARTY ACCESS
- SOUGHT AFTER LOCATION





**OUTSIDE**

Railings and a wall enclose a small garden area to the front and to the rear are good size gardens with no rights of access across mainly to lawn.

**LOCATION**

Located in the vibrant and bustling community of Walkley, Sheffield 6, just one street away from the Rivelin Valley through the beautiful Walkley Victorian Cemetery. The property is within easy reach of excellent local amenities on South Road including the ASDA superstore, independent delicatessen and bakery, micro-pub, dentist, GP practice and many other local shops/amenities. Excellent public transport links. Easy commute into the city centre and ideally placed for access to the teaching hospitals and universities.

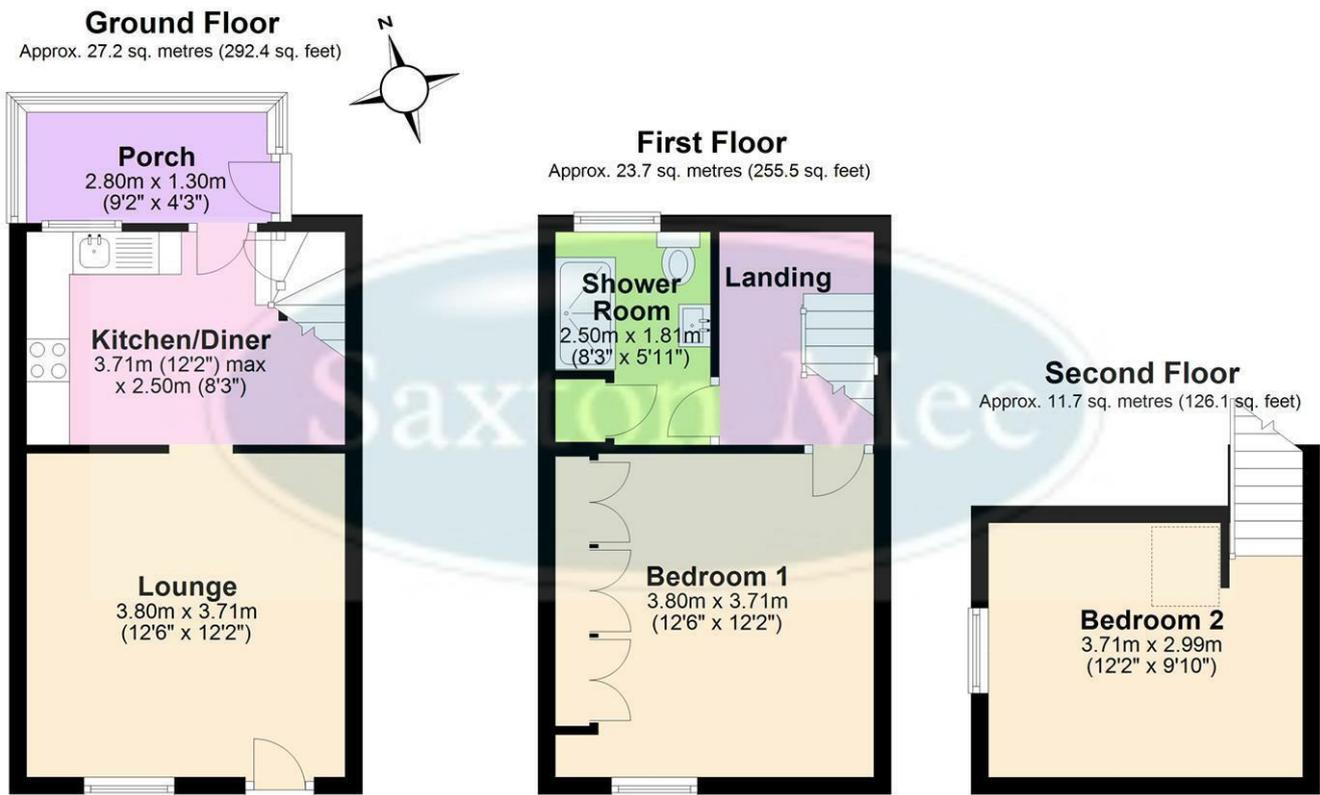
**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band A.

**VALUER**

Greg Ashmore MNAEA

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. 62.6 sq. metres (674.0 sq. feet)**

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.  
Plan produced using PlanUp.

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