

Saxton Mee



Burgoyne Road Walkley Sheffield S6 3QD
Offers Around £200,000



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**** SOUTH FACING REAR GARDEN **** Situated in this popular residential area of Walkley with good transport links is this three bedroom with an occasional attic room semi-detached property. The property would benefit from updating, has a south facing garden, double glazing, gas central heating and there is potential for off-road parking.

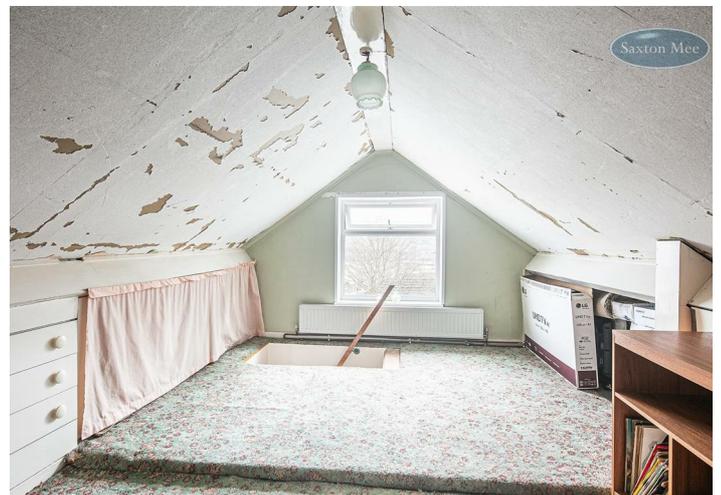
In brief, the living accommodation comprises: enter via a front door into a small entrance hall with access into the lounge which has laminate wood flooring which continues through a door into the dining room with built in cupboards and access into the separate kitchen which has a range of fitted units with contrasting worktops and free standing appliances.

From the entrance hall, a staircase rises to the first floor which features two good sized double bedrooms, a box/single bedroom, and a modern bathroom that has a white suite with a shower over the bath.

From the landing, stairs lead to an occasional room in the attic.

- THREE BEDROOM SEMI DETACHED PROPERTY
- OCCASIONAL ATTIC ROOM
- LOUNGE, DINING ROOM & KITCHEN
- SOUTH REAR FACING GARDEN
- SMALL PRIVATE GARDEN TO THE FRONT
- POTENTIAL FOR OFF-ROAD PARKING
- AMENITIES & GOOD TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

The front the property is set back from the pavement by way of a small private garden. There is space to the side for a small driveway, with access to the rear garden which is south facing. The garden at the rear is tiered and relatively low maintenance being mainly paved with planted beds.

LOCATION

Located in this convenient and sought after location. Walkley is within easy reach of excellent local amenities on South Road including the ASDA superstore along with the excellent amenities in Hillsborough which includes butchers, bakers, greengrocers, pub, restaurants and takeaways. Hillsborough park, leisure centre and library close-by. Fantastic public transport links including the Supertram. Well regarded local schools for both primary and secondary students.

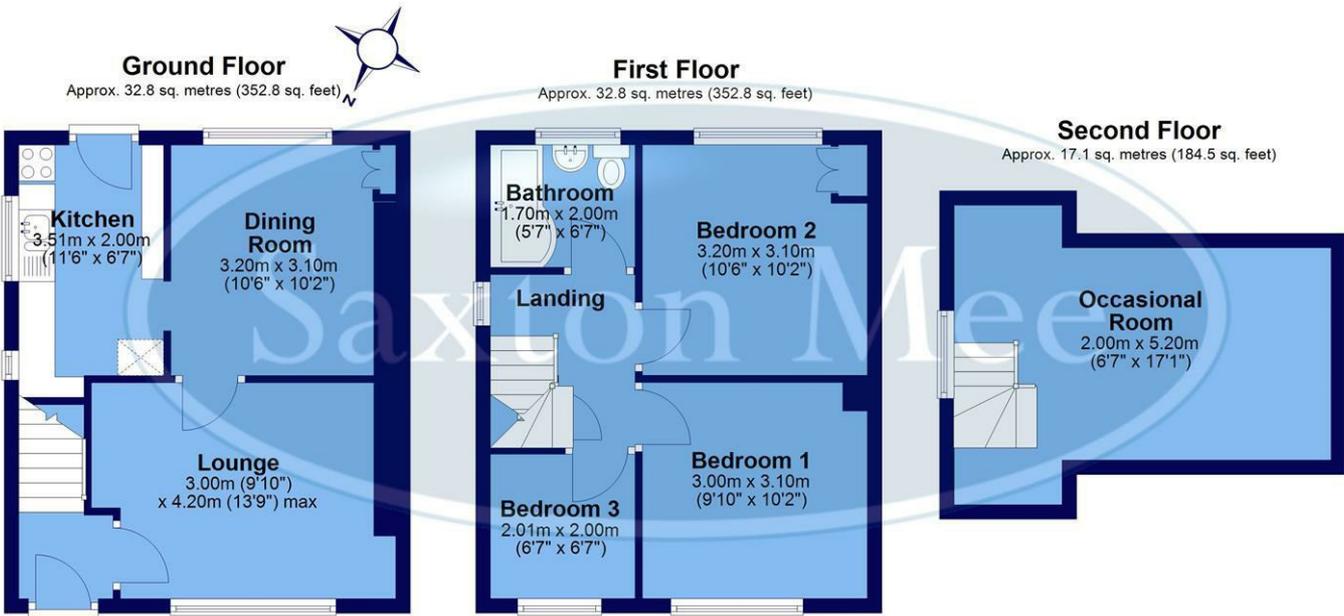
MATERIAL INFORMATION

The property is currently Council Tax Band C.

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. 82.7 sq. metres (890.1 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		68	74			66	70