



Providence Road Walkley Sheffield S6 5BG
Guide Price £230,000

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GUIDE PRICE £230,000-£240,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Located in the sought after residential area of Walkley, Sheffield 6 is this three bedroom terrace property which enjoys a good size, south facing rear garden and benefits from uPVC double glazing and gas central heating. The property enjoys a host of original features, a tanked cellar and high ceilings. Set over three levels the spacious living accommodation briefly comprises: rear uPVC entrance door which opens into the kitchen/diner which has a range of wall, base and drawer units, along-with the original cupboards. A complementary work surface which incorporates the sink and drainer. There is space for an oven, plumbing for a washing machine and the housed gas boiler. Ample space for a dining table and chairs. A door opens to the cellar head with room for a fridge freezer. Steps then lead down to the tanked cellar being of similar size to the front lounge providing useful space and could be utilised as a study, playroom or cinema room. From the kitchen, access into the inner lobby and the lounge. The well proportioned lounge to the front has a composite entrance door, original features which include coving to the ceiling, ceiling rose and a picture rail. The focal point of the room is the gas fire set in a cast iron surround. From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms and the main bathroom. Bedroom one to the front has a large window allowing lots of natural light and a storage cupboard going under the attic stairs. Bedroom two overlooks the rear garden. The bathroom comes with a three piece suite and includes a bath with overhead shower, WC and wash basin. A further staircase rises to the second floor and attic bedroom three. The master bedroom is a fantastic size and benefits from two Velux windows to the front and a dormer to the rear. Storage to the eaves.

- EARLY VIEWING ADVISED
- THREE BEDROOMS
- SOUTH FACING REAR GARDEN
- TANKED CELLAR
- FREEHOLD
- SOUGHT AFTER LOCATION
- ENJOYING VIEWS OVER TOWARDS THE PEAK DISTRICT





OUTSIDE

To the front is a low wall and a forecourt setting the property back from the road. Shared access leads to the established rear garden with wild flower beds, a patio and a brick built outbuilding. The garden is long, secluded and private and backs on to the Millennium Green.

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 including the Super Tram network. Easy access to the city and well regarded local schools.

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. 97.7 sq. metres (1051.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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