



Lister Road Walkley Sheffield S6 5AG
Guide Price £280,000

Lister Road

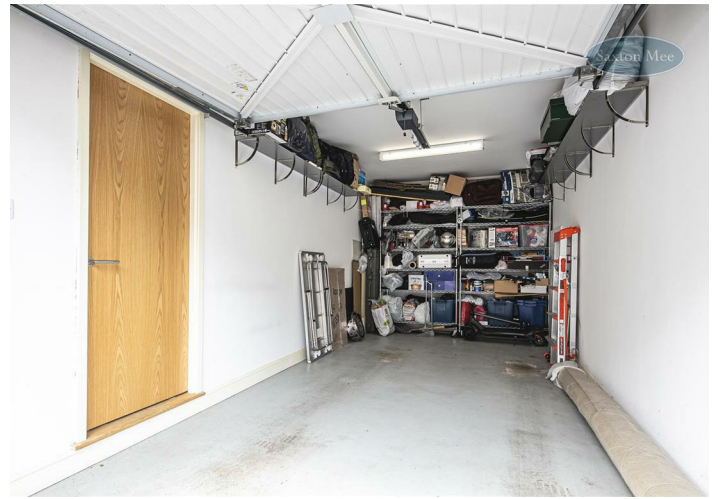
Sheffield S6 5AG

Guide Price £280,000

GUIDE PRICE £280,000-£295,000 ** FREEHOLD ** NO CHAIN ** Located in this quiet and popular street in the heart of Walkley and enjoying stunning views is this modern, eco-friendly (EPC rating B) three bedroom townhouse. The property benefits from extremely low energy bills by using electricity from the solar panels and benefits from uPVC double glazed windows, gas fired central heating and an integral garage. In summary, the accommodation comprises: Entrance hallway with downstairs shower room and large cloakroom storage cupboard. Downstairs bedroom three/study. Separate utility room with wash hand basin, fitted units and space for a washing machine. Access from the hallway leads out onto the rear courtyard and into the integral garage with electric controlled door. First floor: Two large double bedrooms, both benefitting from fitted wardrobes and side facing windows capturing the delightful view. Modern family bathroom with tiling to the floor and walls having under floor heating, shower enclosure, two towel rails one of which is heated electronically, bath, wash basin and W.C. Second floor: Located on the top floor of the property is the "hub" of this excellent modern home, an open plan living/kitchen/dining space with fabulous far reaching views and large eaves storage. The kitchen is extremely well maintained and has contemporary units at wall, drawer and base level with integrated oven and hob with extractor above. Space for a fridge/freezer.

- THREE GOOD SIZED BEDROOMS
- ENERGY RATING B
- INTEGRAL GARAGE
- DELIGHTFUL VIEWS
- SOUGHT AFTER LOCATION
- NO ONWARDS CHAIN





OUTSIDE

Large integral garage with electric door offering sufficient off road parking. A gated passage to the right hand side opens into the delightful, courtyard style garden which is perfect for summer barbecues and for those who enjoy a low maintenance garden having mainly paved and pebbled areas, with a range of mature plants.

LOCATION

Situated in this popular residential area of Walkley within close proximity to local amenities and central University and Hospitals. Asda Supermarket. Bolehill Nursery and Rivelin Primary School. Regular public transport.

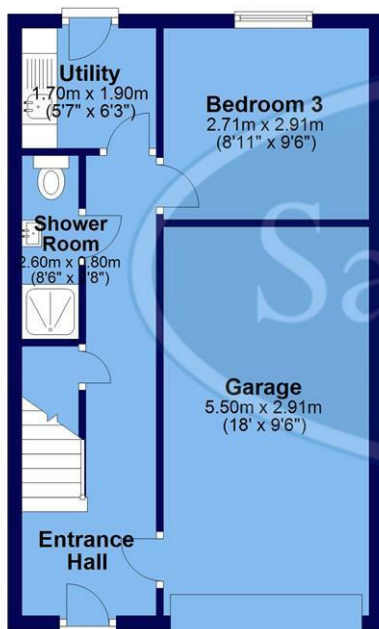
VALUER

Lewis T. Hughes 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.

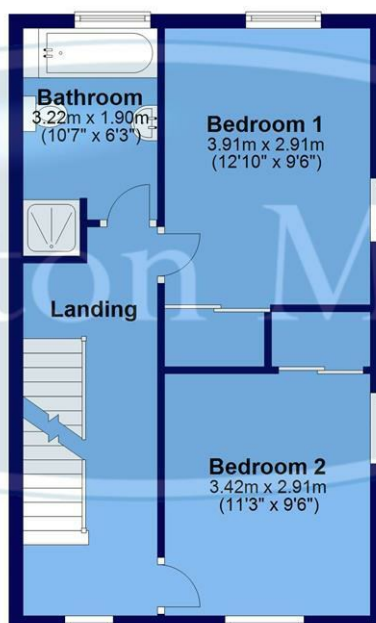
Ground Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



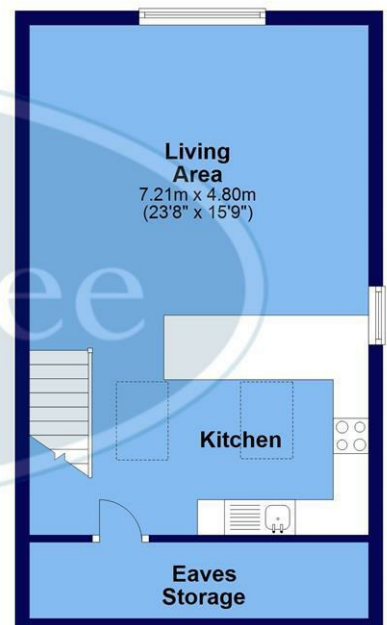
First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Second Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



Total area: approx. 121.8 sq. metres (1311.1 sq. feet)

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Energy Efficiency Rating	
Current	Potential
81	83
Very energy efficient - lower running costs (92 plus) A (81-91) B (65-80) C (55-64) D (41-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (65-80) C (55-64) D (41-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	