

Saxton Mee



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Walkley Road Walkley Sheffield S6 2XP
Guide Price £275,000



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GUIDE PRICE £275,000 - £295,000 ** FREEHOLD ** NO CHAIN ** Only upon an internal inspection can one appreciate this much larger than average and double fronted, four double bedroom, two bathroom mid-terrace. The property has been refurbished throughout to the highest standard and benefits from uPVC double glazing and gas fired central heating. The vast accommodation on offer comprises: Entrance into the open plan dining/living space which in turn leads into the modern fitted kitchen having a range of stylish units, integrated fridge and freezer, electric oven with hob and extractor above. Separate utility room with plumbing and housing for a washing machine and tumble dryer. First floor: Two large double bedrooms, the master having a modern en-suite shower room with wash basin and W.C. Separate study/dressing room. Family bathroom with separate shower, free standing bath tub, wash hand basin and W.C. Second floor: Two large double bedrooms and storage to the eaves.

- FOUR DOUBLE BEDROOMS
- FULLY REFURBISHED
- TWO BATHROOMS
- STYLISH MODERN INTERIOR
- SOUGHT AFTER LOCATION





OUTSIDE

On street parking to the front. To the rear is a delightful shared courtyard style garden.

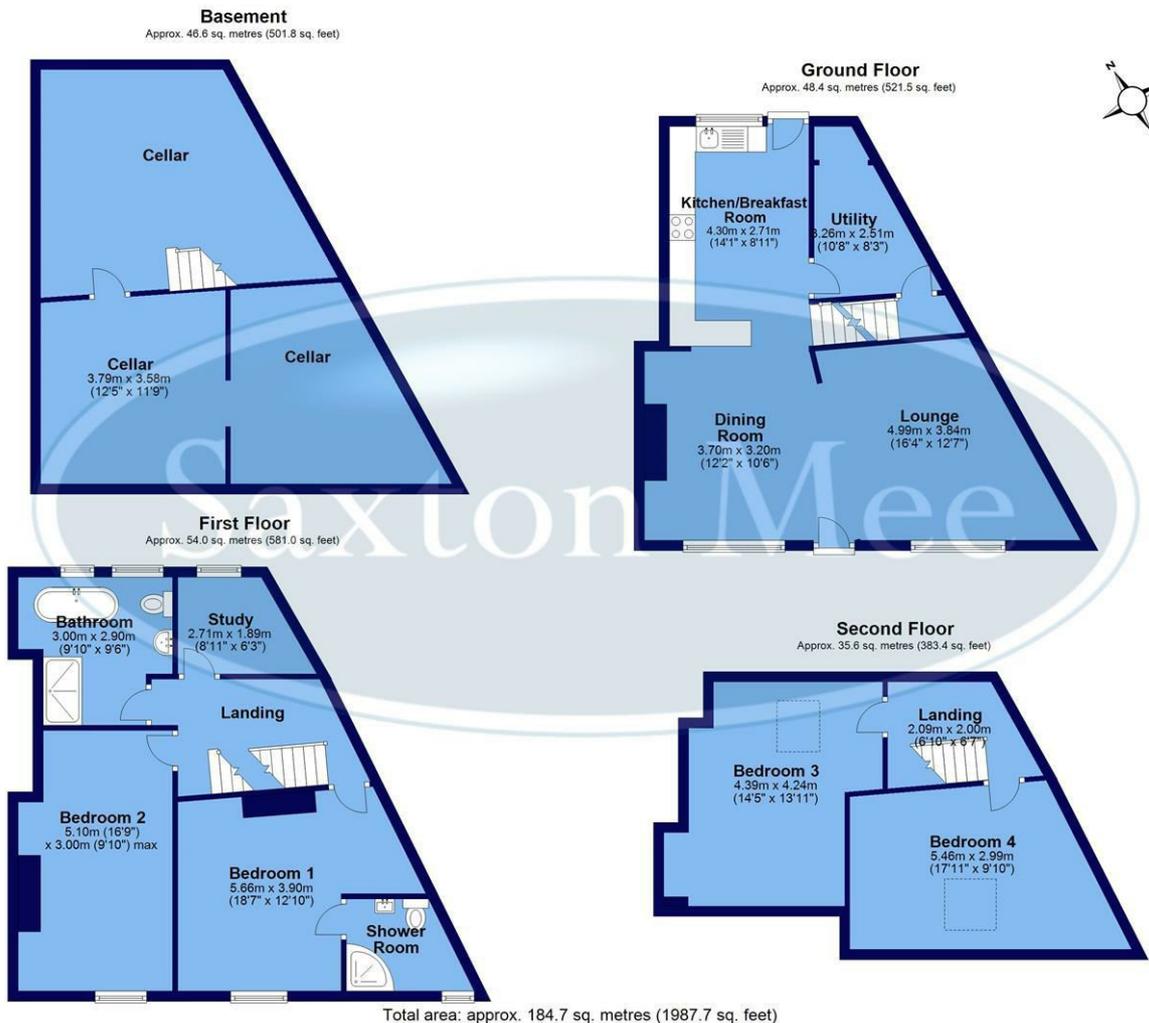
LOCATION

The property is located in the popular residential area of Walkley with excellent local amenities nearby on South Road. Good regular public transport links. Easy access to Rivelin Valley offering excellent countryside walks and the Rivelin Valley Cafe. Easy access to Sheffield City Centre, Universities and Hospitals.

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.



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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		81	56
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(81-91) A		
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		46	71
	EU Directive 2002/91/EC		