

Saxton Mee



**Parsonage Crescent Walkley Sheffield S6 5BJ**  
**Price £250,000**

**St Luke's**  
Sheffield's Hospice

# Parsonage Crescent

Sheffield S6 5BJ

Price £250,000

**\*\* EARLY VIEWING ADVISED \*\*** A much larger than average, immaculately presented, three double bedroom stone fronted mid-terrace located in the popular residential area of Walkley within easy reach of a wealth of amenities on South Road and excellent transport links to the city centre. The property is finished to a high standard throughout with plantation shutters included and benefits from uPVC double glazing and gas fired central heating. Briefly, the accommodation comprises: Lounge to the front with feature fireplace to the chimney breast. To the rear is a stunning kitchen/diner with a range of modern units at wall, drawer and base level. Built in oven, hob and extractor, fridge/freezer, dishwasher and washing machine. Central island. Space for a dining table and sofa. First floor: Two good sized double bedrooms, modern family bathroom with bath, separate shower enclosure, wash hand basin and W.C with tiling to the floor and walls. A further staircase rises to the attic master bedroom with vast eaves storage and modern en-suite shower room with shower, wash hand basin and W.C.

- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- MUCH LARGER THAN AVERAGE GARDEN
- OUTBUILDING WITH POWER AND LIGHT
- STYLISH DINING KITCHEN
- IMMACULATED PRESENTED
- FREEHOLD
- EARLY VIEWING ADVISED





#### OUTSIDE

To the front is a courtyard area giving access to the front door and with a low stone wall providing privacy. Through to the rear is a delightful, much larger than average garden with lawn and patio area, outbuilding with power and light and a range of established plants. The rear garden is completely private and benefits from no neighbouring rights of access across.

#### 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

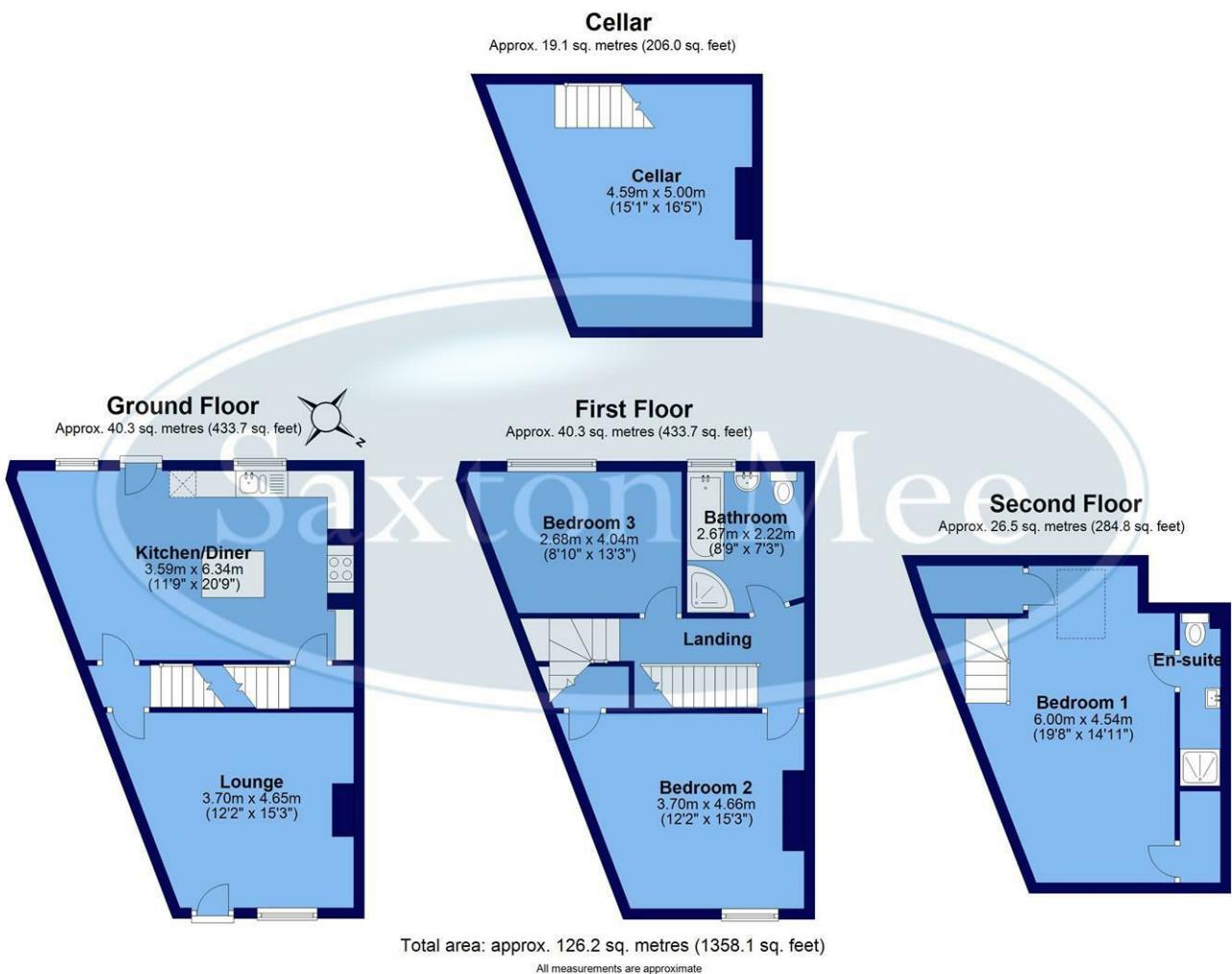
Tenure: Freehold.

Council Tax Band: A.

#### 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.



**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



[onTheMarket.com](http://onthemarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A1 plus)	A
(B1-B1)	B
(B9-B9)	C
(D5-D4)	D
(E9-E4)	E
(F1-F8)	F
(G1-G9)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	1

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A1 plus)	A
(B1-B1)	B
(B9-B9)	C
(D5-D4)	D
(E9-E4)	E
(F1-F8)	F
(G1-G9)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	1