



Walkley Lane Walkley Sheffield S6 2NX  
 Offers In The Region Of £375,000

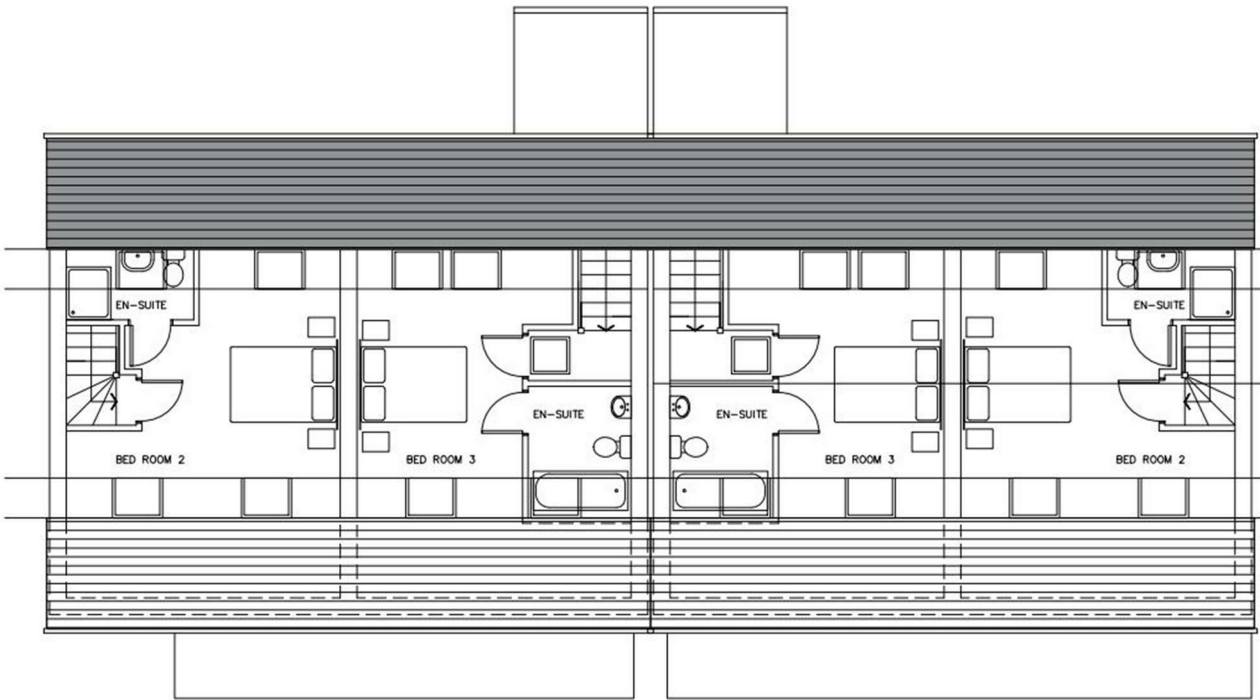
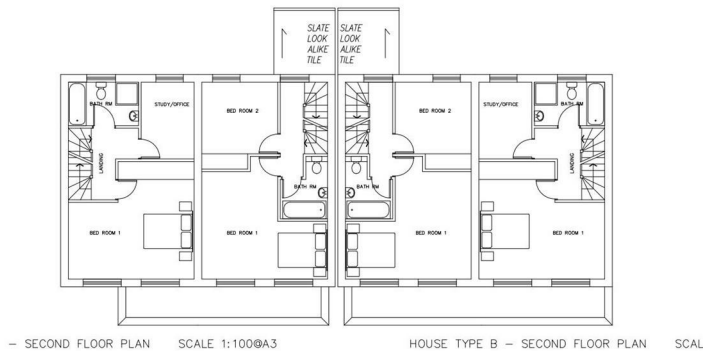
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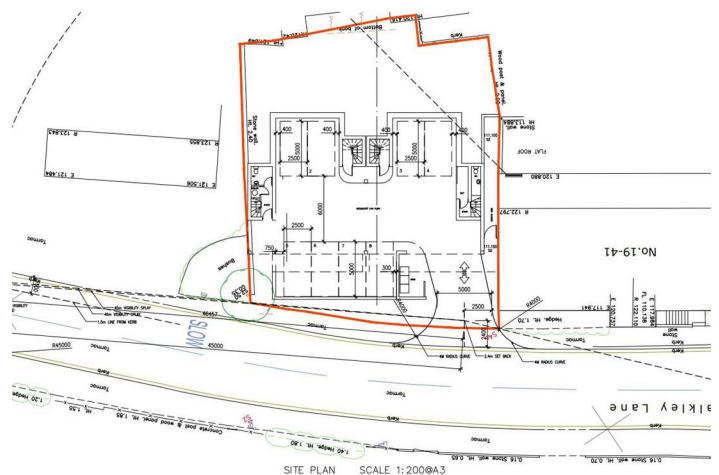
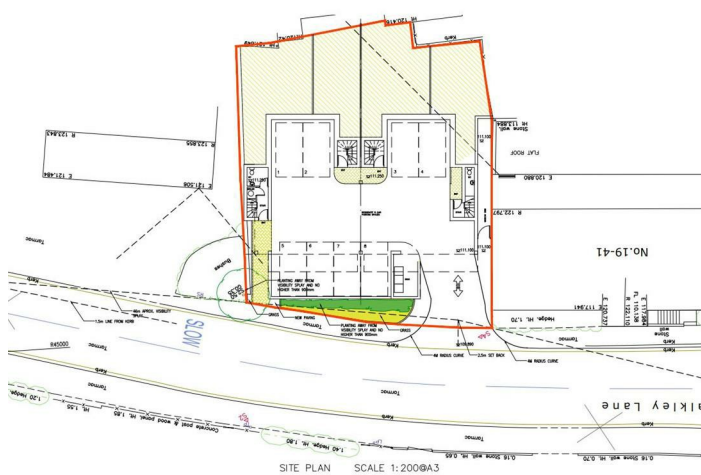
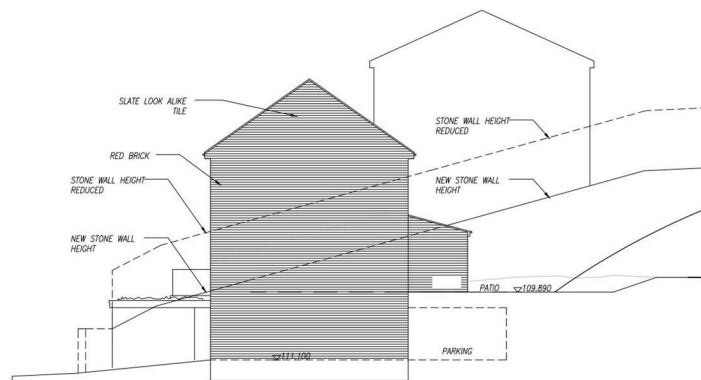
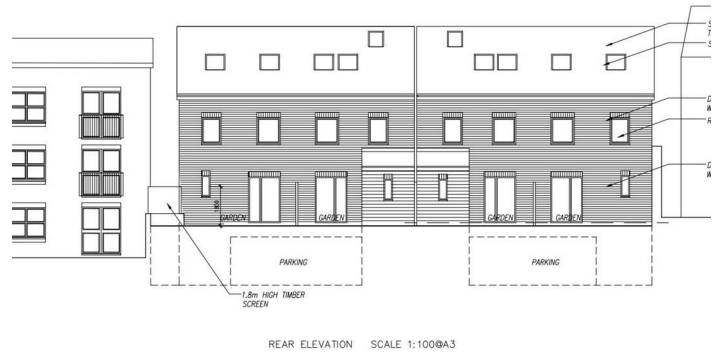
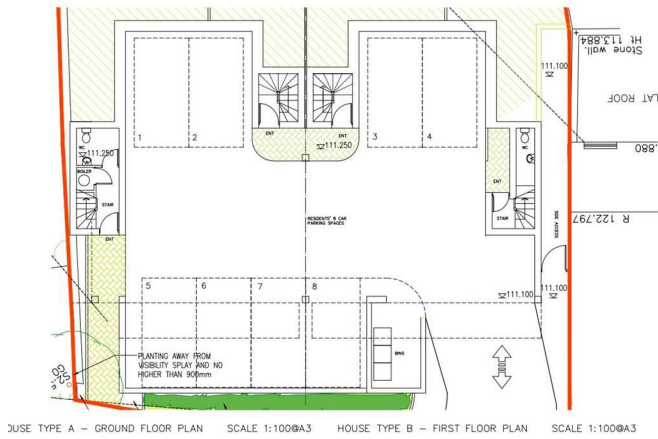
**\*\* ATTENTION DEVELOPERS \*\* FREEHOLD \*\*** An extremely rare opportunity has arisen to acquire this plot of land in a prime position nestled between a range of amenities in Walkley, Crookes and Hillsborough. The plot has full approved planning (Ref: 20/04453/FUL) for the erection of four, modern townhouses with undercroft secure parking and generous gardens to the rear. The properties will occupy an elevated position with far reaching, panoramic views over towards Parkwood Springs and towards central Sheffield. The new homes, once constructed, we would expect to prove hugely popular with the professional and family market due to their versatile accommodation and position which is ideally located to take advantage of excellent schools, regular transport links including the 52a bus and SuperTram, and a wide range of shops, bars and restaurants. For all enquiries, please contact our Crookes office.

- APPROVED PLANNING PERMISSION
- PRIME LOCATION
- SECURE UNDERCROFT PARKING
- IDEAL INVESTMENT OPPORTUNITY
- EXCELLENT LOCAL AMENITIES
- REGULAR TRANSPORT LINKS



ATTIC FLOOR PLAN SCALE 1:100@A3 HOUSE TYPE B – ATTIC FLOOR PLAN SCALE 1:100@A3





## LOCATION

Located in one of the postcodes 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. Easy access to the city and well regarded local schools.

## VIEWING ARRANGEMENTS

Strictly by appointment only via our Crookes office.

## 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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Hillsborough  
Stocksbridge

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