



Matlock Road Walkley Sheffield S6 3RQ
Guide Price £380,000

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GUIDE PRICE £380,000-£395,000 ** FREEHOLD ** SOUTH FACING GARDEN ** Occupying a prominent corner plot in the sought after district of Walkley is this individually designed, four bedroom, two bathroom family home. The property benefits from uPVC double glazing, gas fired central heating and a large double garage which is ripe for conversion (STPP). The well presented living accommodation briefly comprises: an entrance door opens into the hallway. Access into the well proportioned lounge with double doors opening onto the delightful garden and filling the room with natural light. Kitchen having a modern range of units. Integrated oven with a four ring hob over and extractor above. Plumbing for a washing machine and dishwasher with space for fridge freezer. An open door gives access into the dining room. From the hallway access into the two double bedrooms and the modern shower room. First floor landing with access into the master bedroom, double bedroom two and a separate WC. Family bathroom in addition having a white four piece suite and comprising of bath, separate shower cubicle, WC and wash basin.

- FREEHOLD
- OFF ROAD PARKING
- MODERN INTERIOR
- FOUR BEDROOMS
- LARGE GARDENS
- DOUBLE GARAGE
- SOUTH FACING GARDEN





OUTSIDE

To the front is a double driveway giving access to the large integral garage, suitable for two vehicles with an up and over door and potential to add an electric charging point, having power and light. To the side and rear are large SOUTH FACING wraparound gardens with lawn, vegetable growing patch and decked seating area perfect for the family and for hosting/entertaining. Potential to extend to the side and rear subject to the relevant building and planning consents.

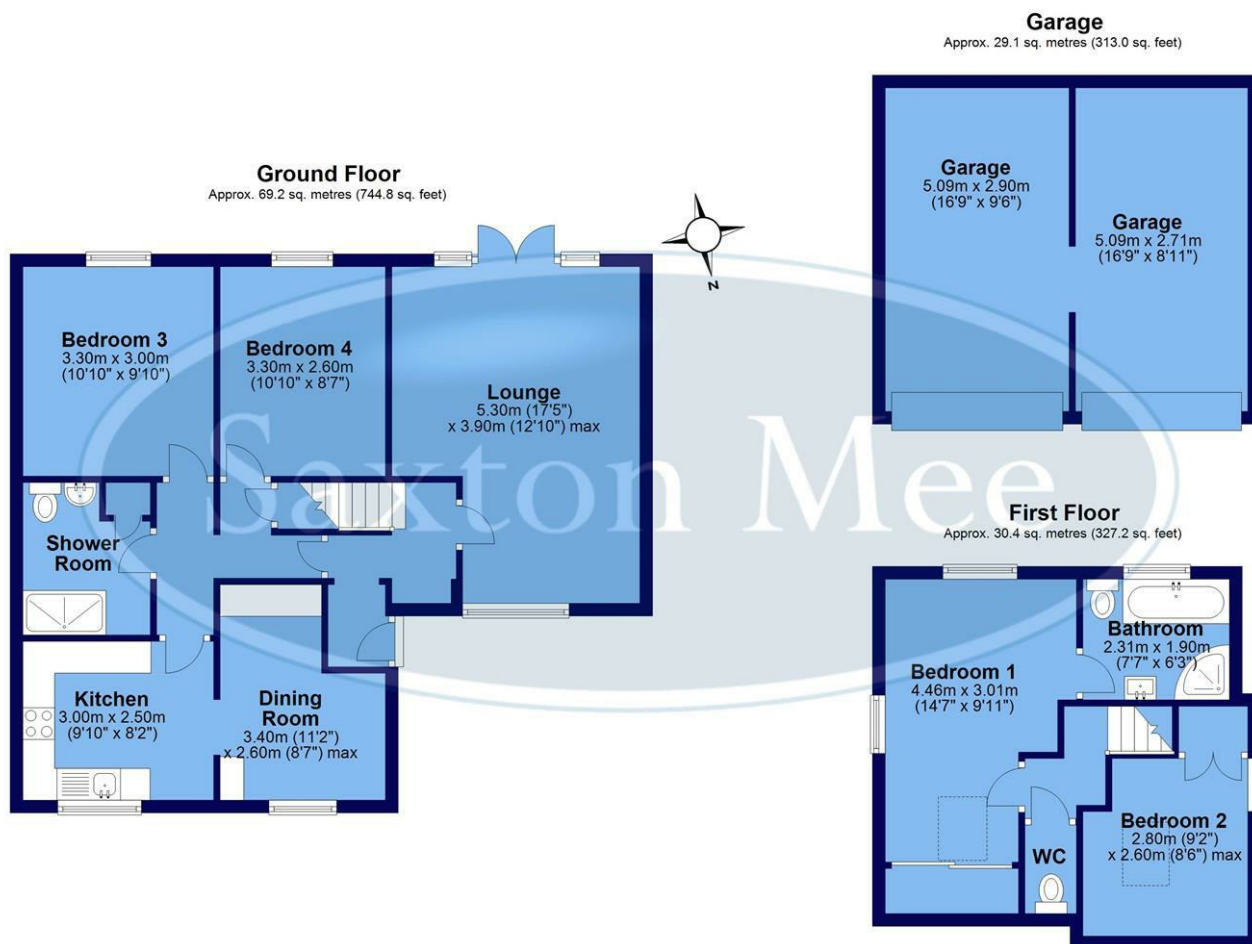
LOCATION

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

VALUER

Lewis 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.



Total area: approx. 128.7 sq. metres (1385.1 sq. feet)

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