

Saxton Mee



Walkley Road Walkley Sheffield S6 2XP
Guide Price £180,000

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GUIDE PRICE £180,000-£190,000 *SOUGHT AFTER LOCATION* FREEHOLD* Enjoying fabulous rooftop views to the rear is this larger than average, three bedroom mid-terrace which is finished to a high standard throughout, ideal for a young family or professional couple. The property benefits from uPVC double glazing and gas central heating. In brief, the well presented living accommodation briefly comprises: spacious lounge to the front with attractive flooring, gas fire set in a surround and a large window filling the room with natural light. Kitchen/diner having a range of wall, base and drawer units. Integrated electric oven with five ring gas hob over and extractor above. Housing and plumbing for a dishwasher. Space for a fridge freezer. Ample space for a dining table and chairs. Access into the double cellar ideal for storage and benefiting from plumbing for a washing machine. Access from the kitchen into the porch opening onto the rear garden. First floor: excellent master bedroom to the front benefiting from a cupboard over the stairs. Generous single bedroom two. Bathroom with a modern white suite and comprising bath with overhead shower, WC and wash basin. Second floor: attic bedroom three benefiting from eaves storage.

- VIEWING RECOMMENDED
- WELL PRESENTED ACCOMMODATION
- SUPERB ROOFTOP VIEWS
- THREE BEDROOMS
- DOUBLE CELLAR





OUTSIDE

On street parking to the front. To the rear is a delightful 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 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. 119.8 sq. metres (1289.9 sq. feet)

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Hillsborough
Stocksbridge

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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	EU Directive 2002/91/EC	71	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	68	82