

# Saxton Mee



Walkley Road Walkley Sheffield S6 2XP  
Guide Price £260,000



## Walkley Road

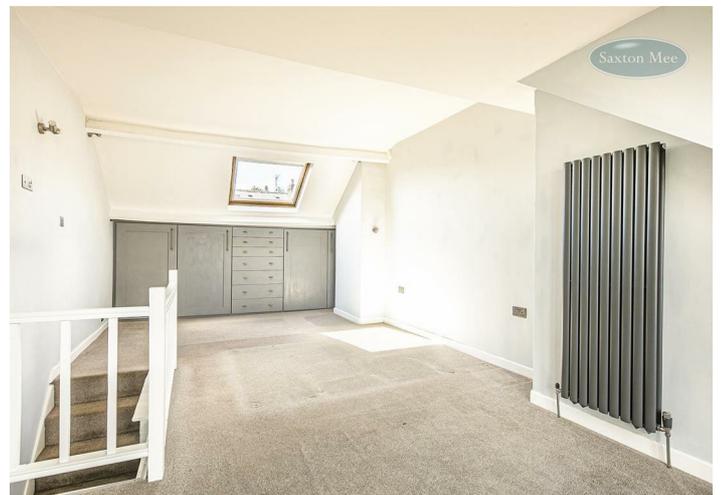
Sheffield S6 2XP

**Guide Price £260,000**

GUIDE PRICE £260,000-£275,000 \*\* FREEHOLD \*\* NO CHAIN \*\* A fabulous example of a stone fronted, three bedroom mid-terrace located in this sought after residential area of Walkley and enjoying spectacular far reaching views towards Parkwood Springs and beyond. Benefitting from uPVC double glazing and gas fired central heating. Briefly, the living accommodation comprises: Lounge to the front with feature fireplace and beautifully traditional surround. Inner lobby with stairs rising to the first floor. The dining room has stunning exposed brick to the feature wall, parquet flooring and effectively opening into the off shot kitchen having a range of units, solid Oak worktops, integrated oven and hob, dishwasher, sink with mixer tap, space for a washing machine and fridge/freezer. Double cellar ideal for storage beneath the lounge and dining room. First floor: Bedroom two is located to the front and is a generously proportioned room with storage over the stairs. Bedroom three is situated to the rear and is a good sized single. Modern family bathroom with tiling to the floor and walls, underfloor heating, bath with rainfall shower above, wash basin, W.C and heated towel radiator. Second floor: The stunning master bedroom suite takes up the full second floor with a large dormer window and Juliet balcony enjoying the breathtaking views over rolling hills.

- MASTER BEDROOM WITH JULIET BALCONY
- STUNNING PANORAMIC VIEWS
- SOUGHT AFTER LOCATION
- EXCELLENT SCHOOL CATCHMENT
- NO CHAIN
- VIEWING ADVISED





**OUTSIDE**

To the rear is a paved and decked courtyard garden with ample space to sit out and host guests. Stunning views towards Parkwood Springs.

**LOCATION**

This fantastic home is located in the vibrant and bustling community of Walkley, Sheffield 6. The property is within easy reach of excellent local amenities on South Road including the ASDA superstore, independent delicatessen and bakery, micro-pub, dentist, GP practice and many other local shops/amenities. Excellent public transport links. Easy commute into the city centre and ideally placed for access to the teaching hospitals and universities.

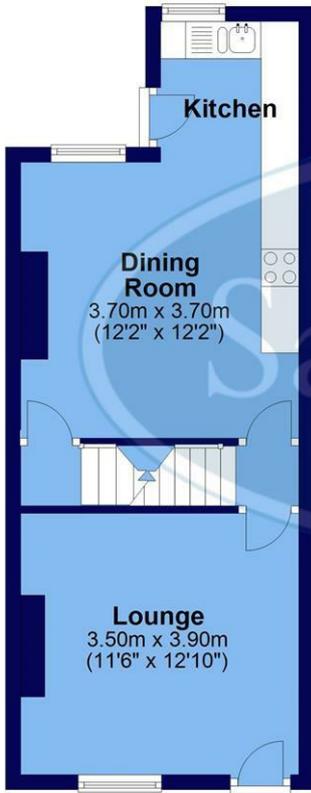
**VALUER**

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.

## Ground Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



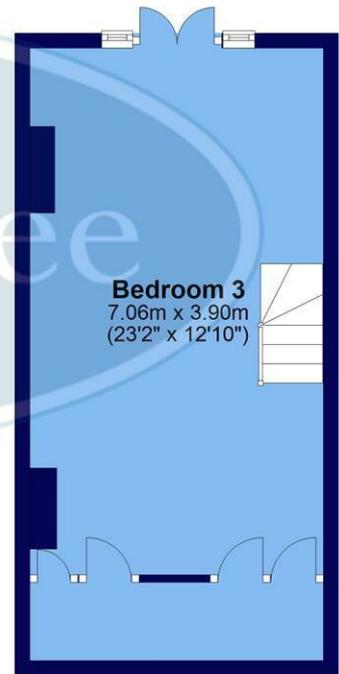
## First Floor

Approx. 30.3 sq. metres (326.7 sq. feet)



## Second Floor

Approx. 32.0 sq. metres (344.7 sq. feet)



Total area: approx. 96.9 sq. metres (1043.0 sq. feet)

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