

Saxton Mee



Freedom Road Walkley Sheffield S6 2XD
Offers In The Region Of £450,000

St Luke's
Sheffield's Hospice

Freedom Road

Sheffield S6 2XD

Offers In The Region Of £450,000

**** FREEHOLD **** A rare and exciting opportunity has arisen to purchase this simply stunning, modern and spacious four bedroom, three bathroom detached home in Walkley, Sheffield 6. The property is offered for sale for the first time since construction in 2006 and benefits from uPVC double glazing, gas fired central heating with a newly installed Baxi combi-boiler and a delightful garden. In summary, the accommodation comprises: entrance hallway with downstairs W.C and storage. Large family lounge to the front. Doors then lead into the dining area combined with the modern, contemporary fitted kitchen having a range of wall, drawer and base units with work surface and tiled splash back above. Integrated cooker, gas hob and extractor above. Space for an American style fridge/freezer and dishwasher. Sink with mixer tap and drainer. Separate utility room where the boiler is located with plumbing and housing for a washing machine and tumble dryer. First floor: three double bedrooms, one of which enjoys an en-suite shower room with wash basin, W.C and shower enclosure. Family bathroom having tiling to the floor and walls with bath, separate shower enclosure, wash basin and W.C. Second floor: a huge master bedroom suite with eaves storage and a recently updated en-suite shower room with wash basin, W.C and shower enclosure with further eaves storage. From the master bedroom stunning views over Parkwood Springs via the Velux windows, flooding the room with natural light.

- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS
- STUNNING REAR GARDEN
- OFF ROAD PARKING
- DETACHED GARAGE
- FREEHOLD





OUTSIDE

A courtyard style garden to the front with steps leading to the front door, low stone wall and wrought iron railings. A gated entrance gives access to the block paved driveway and car port, providing ample off street parking. In turn is the simply stunning rear garden with Indian stone patio, mainly laid to lawn and having excellent social space with a Pergola seating area and pizza oven. Large double length tandem detached garage with power and light. Garden shed.

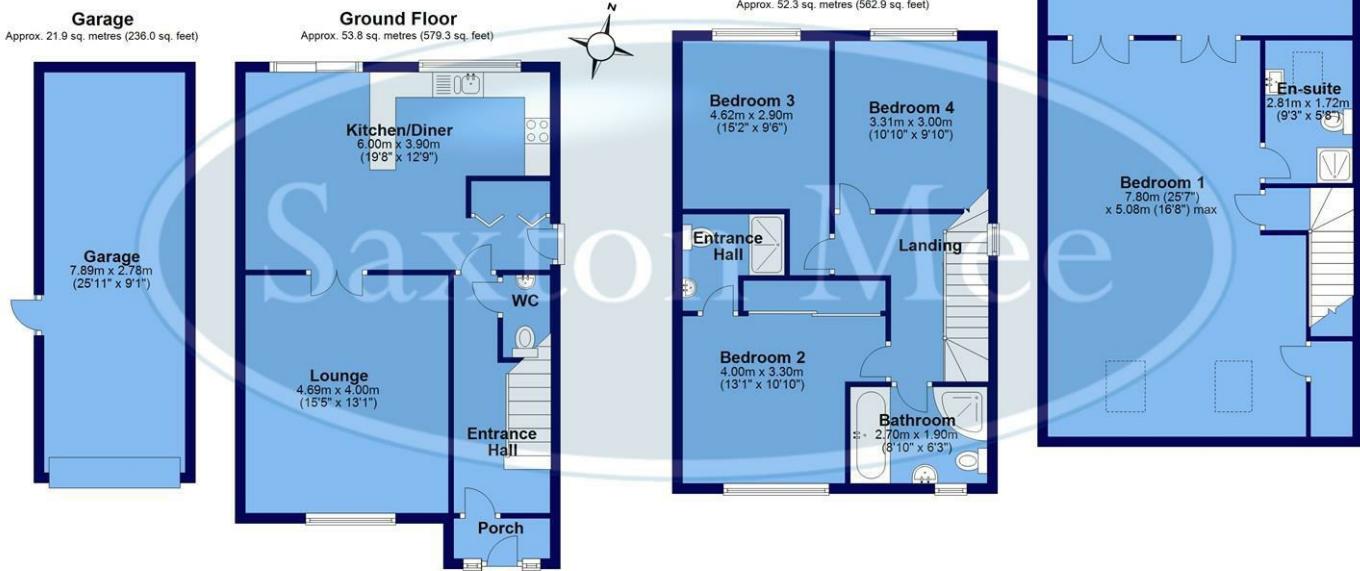
LOCATION

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.

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.



Total area: approx. 180.9 sq. metres (1946.9 sq. feet)

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Hillsborough
Stocksbridge**

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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	84

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	75
England & Wales	81