

Saxton Mee



Lonsdale Road Walkley Sheffield S6 2PS
Offers In The Region Of £235,000



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**** NOT TO BE MISSED! ** FREEHOLD **** A truly spectacular, immaculately presented, three bedroom end of terrace in the popular residential area of Walkley enjoying far reaching panoramic views to the rear. Only upon an internal inspection can one fully appreciate this simply stunning and carefully refurbished home, which is a credit to the current owner. The property benefits from uPVC double glazed windows and gas fired central heating, the combi boiler is located in the kitchen and is one year old. Briefly, the accommodation comprises: Lounge to the front with log burning stove and feature surround. To the rear is a stylish, modern kitchen installed one year ago with a range of wall, drawer and base units with solid Pewter handles as well as a central island ideal for breakfasting and dining. Integrated appliances include: Smeg gas hob and extractor, integrated oven. Washing machine and dishwasher. Space for a fridge/freezer. Sink with British made tap. There is Portuguese porcelain tiled splash back to the walls above the solid beech work tops and access to the cellar which is ideal for storage. First floor: Master bedroom to the front with wardrobe space over the stairs. Modern family bathroom having a bath with new Mira shower over, wash basin, new central heating radiator and W.C. Single bedroom two. A further staircase rises to the third attic bedroom with clothes hanging rail and eaves storage. The dormer window encapsulates the wonderful views towards Hillsborough and Parkwood Springs. ADT intruder alarm, recently installed.

- IMMACULATE FAMILY HOME
- STUNNING REAR GARDEN
- COSY LOUNGE WITH WOOD BURNING STOVE
- THREE GOOD SIZED BEDROOMS
- FREEHOLD
- EARLY VIEWING ADVISED





OUTSIDE

A gated entrance opens into the truly impressive, low maintenance rear garden with double outdoor socket, log store, cocktail bar, two decked seating areas, a range of ambient lighting, well stocked potted plants and foliage. There are two decked seating areas perfect for hosting and entertaining guests. The garden is very private and friendly for both children and pets.

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.



Total area: approx. 91.6 sq. metres (985.9 sq. feet)

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(1-10)	G		
Not energy efficient - higher running costs			
		53	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-45)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		51	86
England & Wales		EU Directive 2002/91/EC	