



Carr Road Walkley Sheffield S6 2WZ
Offers In The Region Of £495,000

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**** NO CHAIN ** FREEHOLD **** A rare and exciting opportunity has arisen to acquire a well presented four double bedroom, two bathroom Victorian semi-detached home located on the sought after Carr Road in Walkley, Sheffield 6. The property boasts a range of stunning original features and benefits from uPVC double glazed windows and gas fired central heating throughout. The accommodation on offer briefly comprises: Entrance hallway with stunning original staircase. Large lounge to the front with space for a wood burning stove, ceiling rose, large bay window and coving. Dining room with feature fireplace and ceiling rose. Large breakfasting kitchen with a range of fitted units, space for an American fridge/freezer, washing machine, tumble dryer and dishwasher. Range cooker (included) with extractor hood above. A door leads into the conservatory with downstairs W.C off. First floor: Three large double bedrooms and the family bathroom with a modern suite comprising bath, separate shower enclosure, wash hand basin, bidet and W.C. Second floor: Master bedroom with eaves storage and en-suite bathroom. An early viewing is advised. Call Saxton Mee Crookes not to miss out on this fantastic family home!

- FOUR DOUBLE BEDROOMS
- SOUTH FACING FRONT GARDEN
- OFF ROAD PARKING
- SOUGHT AFTER RESIDENTIAL STREET
- EXCELLENT LOCAL AMENITIES
- VIEWING ESSENTIAL





OUTSIDE

To the front is off road parking for 3-4 vehicles and a shared approach sets the property back from the road, providing a delightful approach. Large south facing garden to the front with established borders, mainly laid to lawn. Access to the side of the property leads to the rear garden which is fully paved and easy to maintain.

LOCATION

Carr Road is located in the popular residential area of Walkley with excellent local amenities close by and easy access to universities and city centre. Regular public transport. Excellent 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. 170.6 sq. metres (1836.7 sq. feet)

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Hillsborough
Stocksbridge

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 82 Middlewood Road, Sheffield S6 4HA
 462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	