

Saxton Mee



**Burnaby Street Lower Walkley Sheffield S6 2RA**  
Offers Around £199,950

**St Luke's**  
Sheffield's Hospice

# Burnaby Street

Sheffield S6 2RA

Offers Around £199,950

**\*\* FREEHOLD \*\* NO CHAIN \*\*** Benefiting from fully going over the passageway is this three good sized bedroom terrace property which has a rear garden and benefits from a new roof, uPVC double glazing and gas central heating. Situated on this popular residential road within walking distance to local amenities and public transport links including the Supertram.

Neutrally decorated throughout, the spacious living accommodation briefly comprises front door which opens into the lounge with an electric fire, original coving and ceiling rose. A door then opens into the inner lobby with access into the kitchen/diner. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. Integrated appliances include electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine and a dishwasher (if needed) and the gas boiler. There is a rear uPVC door and access to the cellar head with space for a fridge freezer. Steps then descend to the cellar being of similar size to the lounge, which offers useful storage.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The master is a large double bedroom with a storage cupboard and ample space for furniture. Bedroom two is big enough to fit a double bed and overlooks the rear. The bathroom comes with a four piece suite including bath, shower enclosure, WC and wash basin.

A further staircase rises to the second floor and the large attic bedroom three.

- EARLY VIEWING ADVISED
- SPACIOUS ACCOMMODATION
- THREE GOOD SIZED BEDROOMS
- LOUNGE
- KITCHEN/DINER
- CELLAR
- FOUR PIECE SUITE BATHROOM
- EASY ACCESS TO AMENITIES & PUBLIC TRANSPORT INCLUDING THE SUPERTRAM
- NO CHAIN
- FREEHOLD





## OUTSIDE

A front forecourt sets the property back from the road. Shared access leads to the lawned rear garden. Functional outside toilet/storage.

## LOCATION

The property is located in this popular residential area of Lower Walkley with good regular public transport including close proximity to Supertram links. Local amenities include walking distance to Morrisons, Hillsborough Leisure Centre, Hillsborough Park. Easy access to the city centre along with country walks close by at Rivelin.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## VALUER

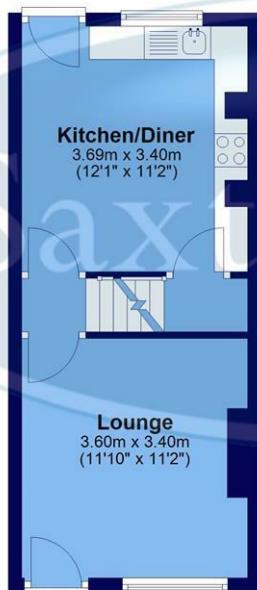
Greg Ashmore MNAEA

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.



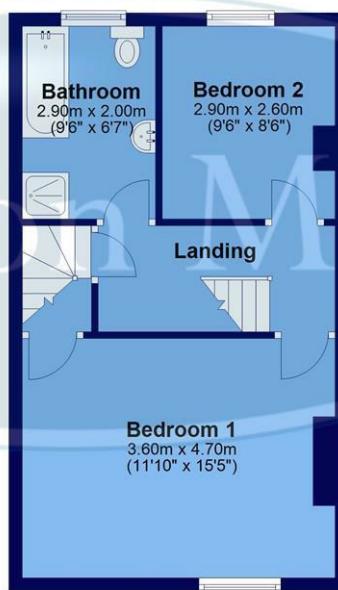
## Ground Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



## First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



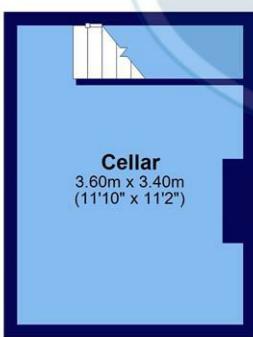
## Second Floor

Approx. 18.2 sq. metres (195.5 sq. feet)



## Basement

Approx. 15.3 sq. metres (164.6 sq. feet)



Total area: approx. 100.6 sq. metres (1083.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes  
Hillsborough  
Stocksbridge**

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

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A2 plus) A	79
(B1-B1) B	49
(C2-C4) C	49
(D5-D8) D	49
(E9-E11) E	49
(F12-F14) F	49
(G15-G18) G	49
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(A2 plus) A	77
(B1-B1) B	45
(C2-C4) C	45
(D5-D8) D	45
(E9-E11) E	45
(F12-F14) F	45
(G15-G18) G	45
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales