



429, Walkley Bank Road, Sheffield, S6 5AQ

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Description

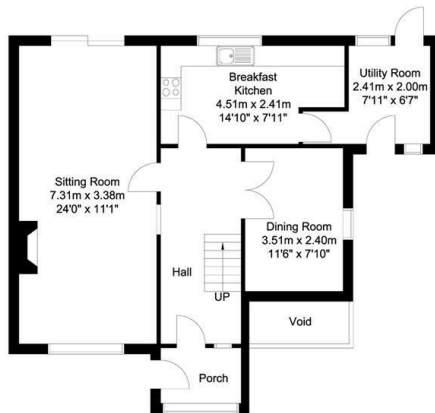
A detached property that was constructed in 1961 opposite the woods found on the other side of the road. The location is perfect for the walking trails that lead along The Rivelin Valley floor into Malin Bridge or out into the beautiful surrounding countryside. Although requiring a general scheme of modernisation that should include a FULL REWIRE the layout and balance of accommodation is superb and with a little TLC it is suggested that this could make a superb property for a broad range of buyer. The family market will appreciate the highly regarded local schooling (Primary school found at the top of the road) and the close proximity of the children's playground in Rivelin Valley Park and on The Bolehills. With a real dearth of detached houses available in Walkley, number 429 represents an excellent opportunity for the discerning buyer to upgrade if required. The property is situated on a sloping plot which includes gardens to the front and rear alongside a driveway that provides off road parking for one vehicle and a garage that could perhaps be developed into additional accommodation subject to the necessary consents.

- Four bedrooms, including two good doubles.
- Large sitting room with a dual aspect including patio doors to the rear.
- Versatile second reception room/dining room/study.
- Breakfast kitchen with a garden view.
- Family bathroom with full suite including a separate shower.
- Freehold.
- Off road parking and a single garage with an electric door.
- No onward chain.
- Modern central heating via a Vaillant combination boiler and UPVC double glazing.
- Council Tax Band - and EPC rating D66.

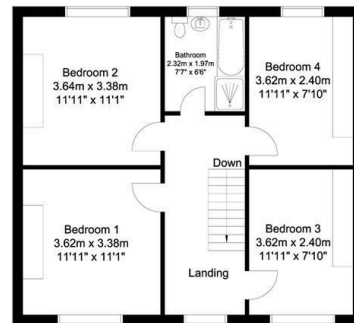




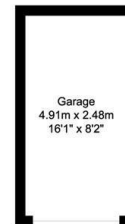
Ground Floor
63 sq m/678.12 sq ft
Approx.



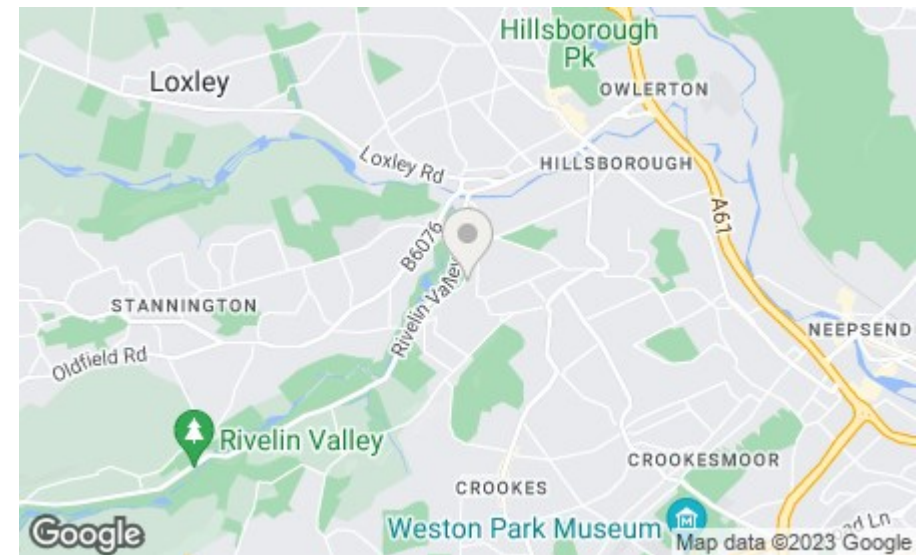
First Floor
59 sq m/635.07 sq ft
Approx.



Outbuilding
12 sq m/129.16 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
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