



Burgoyne Road Walkley Sheffield S6 3QF
Offers Around £350,000

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**** FREEHOLD **** A MUCH LARGER THAN AVERAGE four-bedroom stone-built detached property, offering generous and versatile accommodation that is ideally suited to family living. Occupying an enviable position within the highly popular residential area of Walkley, this home enjoys the considerable advantage of a private rear garden together with off-road parking. Further benefits include uPVC double glazing and gas central heating, combining the character and appeal of a traditional stone-built property with the practical comforts expected of a modern family home.

The ground floor accommodation opens into an entrance hall. The well-proportioned lounge/dining room provides a generous and versatile living space, enhanced by an attractive bay window allowing plenty of natural light. A garden room offers additional living space and provides a pleasant outlook towards the garden.

The kitchen is fitted with a range of units complemented by contrasting work surfaces, incorporating a sink and drainer. Integrated appliances include an electric oven and four-ring hob with extractor over. Convenient downstairs WC. A separate utility area provides plumbing for a washing machine, space for a fridge/freezer and the added convenience of an external entrance door.

To the first floor are four bedrooms and the family bathroom. The principal bedroom is a double with space for freestanding furniture, while the second double bedroom enjoys a rear aspect. Bedroom three is another double room and features French doors opening onto a Juliet balcony. The fourth bedroom is also positioned to the rear of the property.

Completing the first-floor accommodation is the family bathroom, fitted with a three-piece suite comprising a bath with shower over, WC and wash hand basin.

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- OPEN PLAN LIVING
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- CONTEMPORARY DECOR
- ENCLOSED GARDEN TO REAR
- POPULAR LOCATION
- CLOSE TO AMENITIES
- DOUBLE GLAZED/GAS CENTRAL HEATING





OUTSIDE

To the front are wrought iron railings, a path leads to the entrance door, access down either side of the property and a driveway provides off road parking for two cars.

LOCATION

Located in this convenient and sought after location. Walkley is within easy reach of excellent local amenities on South Road including the ASDA superstore along with the excellent amenities in Hillsborough which includes butchers, bakers, greengrocers, pub, restaurants and takeaways. Hillsborough park, leisure centre and library close-by. Fantastic public transport links including the Supertram. Well regarded local schools for both primary and secondary students.

MATERIAL INFORMATION

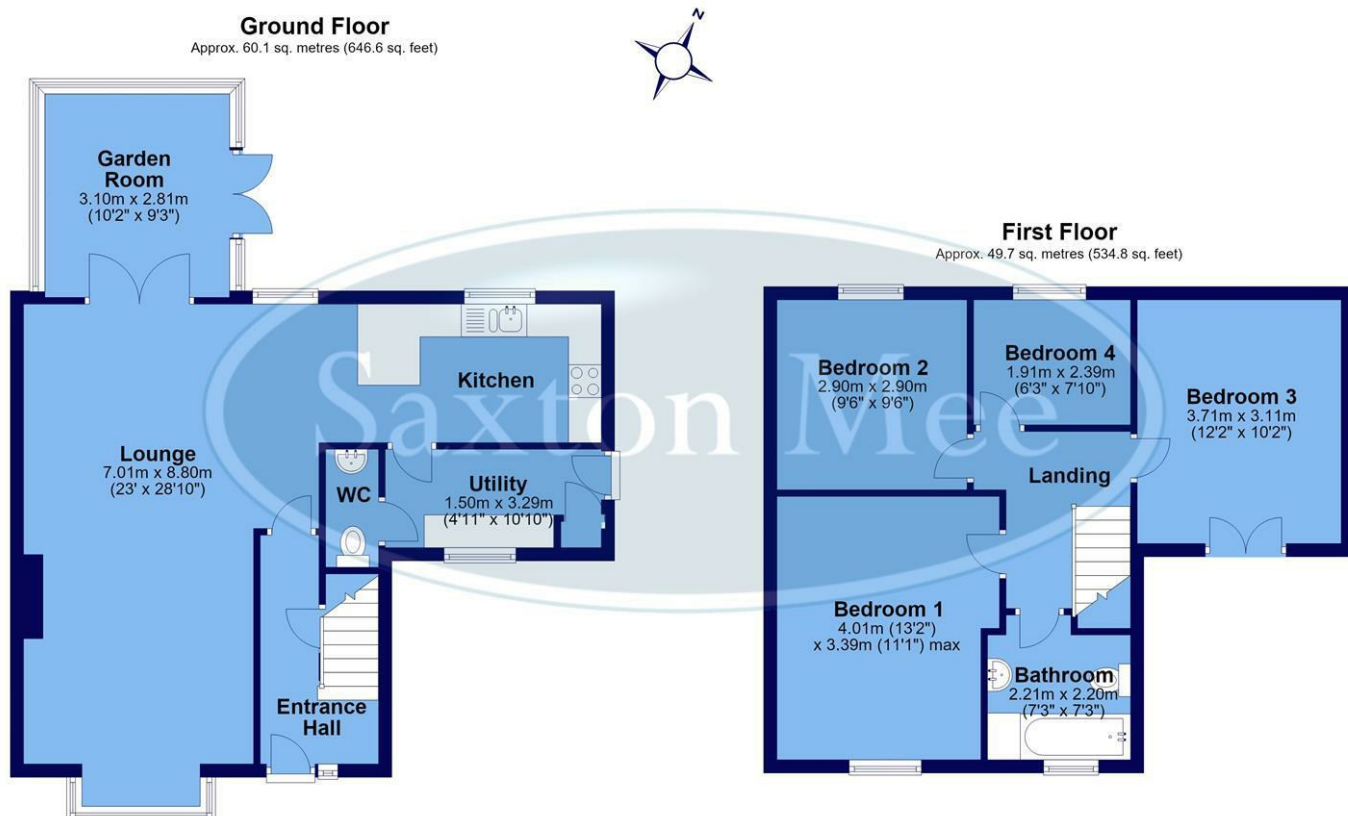
Tenure: Freehold

Council Tax Band: C

VALUER

Chris Spooner 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. 109.8 sq. metres (1181.4 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	89
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			