



Walkley Street Walkley Sheffield S6 2WT
Guide Price £280,000

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GUIDE PRICE £280,000-£300,000 ** FREEHOLD ** Renovated throughout, this impressive three-bedroom terraced property offers stylish, contemporary accommodation arranged over three floors, with the additional benefit of two cellar compartments and a good sized rear garden.

Ideally positioned for a range of local amenities, well-regarded schools and excellent transport links, the property also provides convenient access to the city centre, universities and hospitals, making it an attractive proposition for a variety of purchasers.

The ground floor accommodation comprises a lounge to the front of the property and a stylish, newly fitted kitchen/diner to the rear, providing a practical and sociable space for everyday living and entertaining. The kitchen is fitted with a range of contemporary wall and base units, complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, four-ring hob with extractor hood above. A rear entrance door provides external access, whilst a further door leads to the cellar head, with steps descending to two useful cellar compartments.

To the first floor are two well-proportioned bedrooms and a well appointed shower room. Bedroom two is a generous double room, whilst bedroom three is positioned to the front of the property. The stylish shower room features a modern white suite comprising a spacious double shower enclosure, low-flush WC and wash basin set within a vanity unit, complemented by a chrome heated towel radiator.

Occupying the second floor is the principal bedroom, providing a spacious and versatile retreat away from the main living accommodation.

Having undergone a comprehensive programme of renovation, this superb property combines modern finishes with a practical and well-planned layout. An internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.

- FULLY RENOVATED THROUGHOUT
- THREE BEDROOM TERRACED PROPERTY
- ACCOMMODATION OVER THREE FLOORS
- STYLISH CONTEMPORARY INTERIORS
- NEW GAS CENTRAL HEATING
- MODERN NEWLY FITTED KITCHEN/DINER
- NEW WINDOWS AND DOORS
- TWO USEFUL CELLAR ROOMS
- GOOD SIZED REAR GARDEN
- CONVENIENT ACCESS TO CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

Accessed via a secure gate at the side of the house, there is a superb sized garden to the rear of the property which has been cleared and is now a blank canvass for new owners to create the garden of their design.

LOCATION

A highly sought after residential area within close proximity to excellent local amenities at both Walkley and Crookes which includes numerous shops, cafes, restaurants and some superb pubs including the fantastic Blind Monkey which is just a short stroll away. There are good regular bus routes running along Howard Road and a tram stop on Langsett Road/Infirmary Road offering easy access to the Universities, main City Hospitals and Sheffield City centre which is approximately two miles away.

MATERIAL INFORMATION

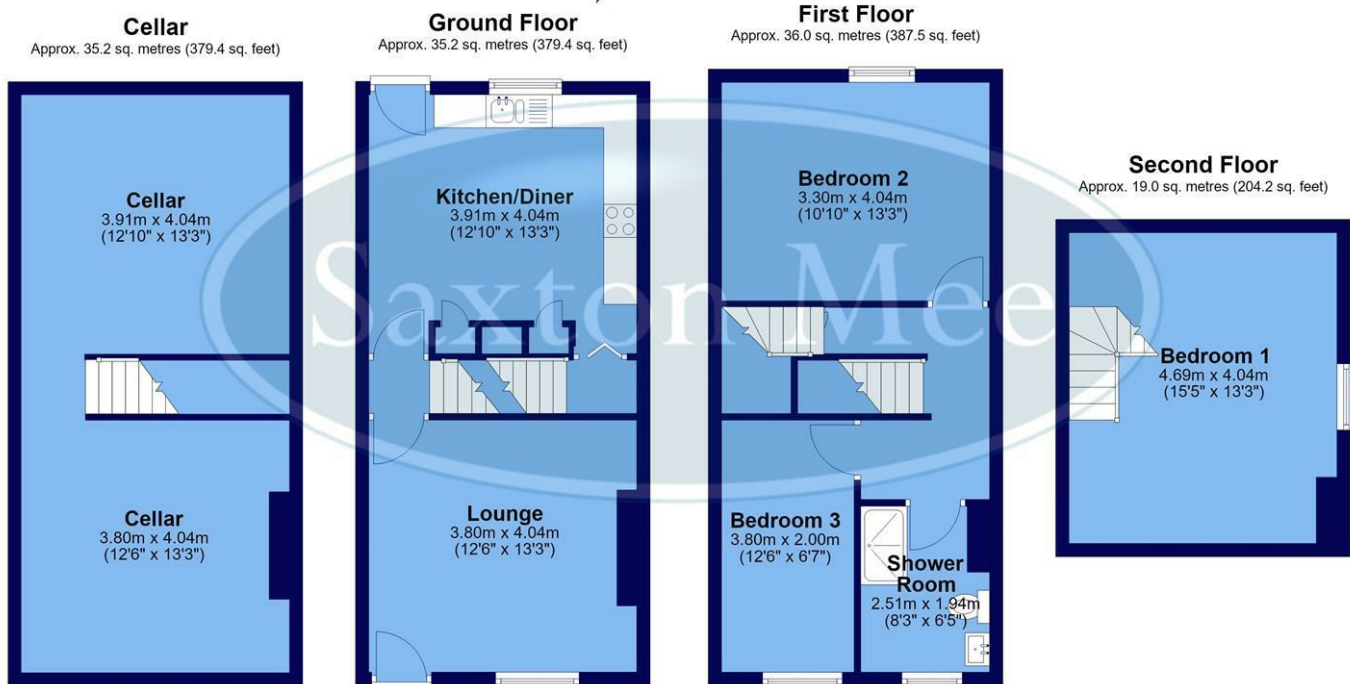
Tenure: Freehold

Council Tax Band: A

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. 125.5 sq. metres (1350.4 sq. feet)

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

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