Saxton Mee







Walkley Lane Walkley Sheffield S6 2PA
Guide Price £250,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £250,000-£260,000 ** BEAUTIFULLY PRESENTED ** OPEN PLAN KITCHEN DINER ** PRIVATE WEST FACING GARDEN ** This stone fronted, three bedroom mid terraced house is conveniently positioned for easy access to a host of fantastic amenities in Walkley, Crookes and Hillsborough. Beautifully presented throughout in a modern décor that is complimented by some period features, the property benefits from a modern roof, UPVC double glazed windows, a tanked cellar, and an open plan kitchen diner which provides the heart of the home.

Briefly the accommodation comprises a bay windowed lounge that has a feature fireplace, picture rails, and a herringbone wood effect floor that continues into the kitchen diner. Here you will find an original dresser, and a handmade solid wood kitchen that has a tiled floor and a Belfast sink. There is access from here to the rear garden, and down to the tanked cellar which provides excellent storage options or could be used as a home gym.

The first floor features a double bedroom to the front aspect that has a useful understairs cupboard, a single bedroom to the rear, and a well appointed bathroom that has a free standing bath, period style sanitaryware, and a separate shower enclosure.

From the landing stairs lead to a further double bedroom that has a Velux window to the rear aspect and an ensuite WC with wash hand basin.



- STONE FRONTED TERRACE
- THREE BEDROOMS
- CONVENIENT LOCATION
- PRIVATE WEST FACING GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOME PERIOD FEATURES
- CONVERTED CELLAR
- ENSUITE WC IN ATTIC
- OPEN PLAN KITCHEN DINER
- CLOSE TO AMENITIES










OUTSIDE
To the front the property is set back from the pavement by way of a small private garden area which has a privet hedge offering excellent privacy. To the rear is a charming west facing garden that is private with no through access for neighbouring properties. This garden is relatively low maintenance featuring planted beds, a timber shed, and has access from Kirkstone Road.

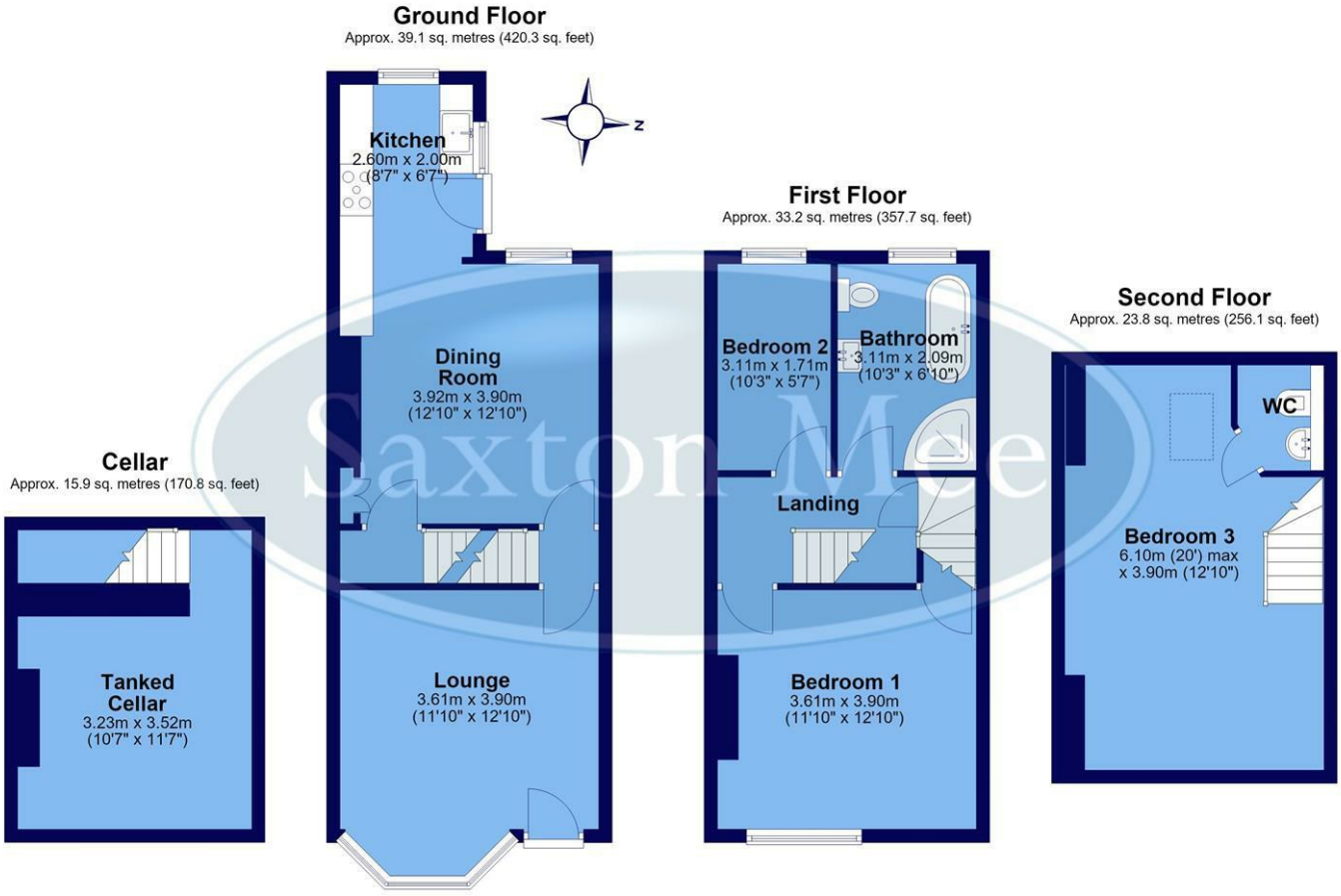
LOCATION
Located close to all amenities with the Sheffield Supertram on your doorstep. Within walking distance of Hillsborough as well as South Road which has an abundance of independent shops, restaurants, cafes and an ASDA supermarket. There are good local schools close by making this a popular area for families and beautiful rural walks in the Rivelin Valley.

MATERIAL INFORMATION
Tenure: Leasehold - 671 years remaining on the Lease
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.

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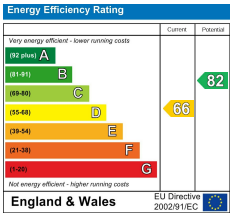


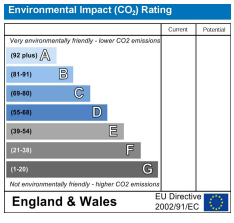
Total area: approx. 112.0 sq. metres (1205.0 sq. feet)

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

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Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

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