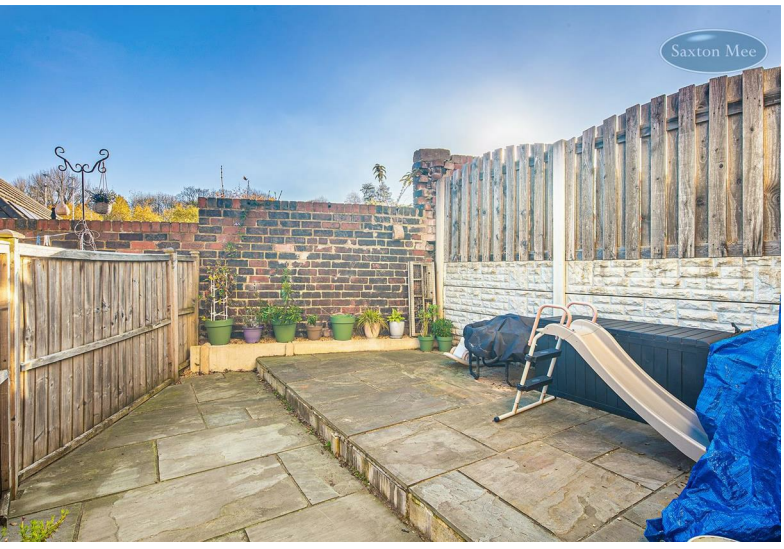
Saxton Mee







Burgoyne Road Walkley Sheffield S6 3QA
Offers In The Region Of £220,000

St Luke's Sheffield's Hospice

Burgoyne Road

Sheffield S6 3QA

Offers In The Region Of £220,000





** FREEHOLD PROPERTY ** PRIVATE REAR GARDEN ** WELL PRESENTED THROUGHOUT ** A well presented three-bedroom mid-terraced home, offering spacious and versatile accommodation arranged over three floors. Boasting a private south-facing rear garden, a tanked cellar and a stylish interior throughout, this attractive property is ideally positioned within easy reach of excellent transport links and a wide range of local amenities.

The ground floor welcomes you into a charming bay-fronted lounge, featuring attractive flooring and an abundance of natural light. A separate dining room provides an ideal space for both everyday dining and entertaining, retaining original built-in cupboards that add character and charm. The dining room also provides access to the useful tanked cellar, offering valuable additional space.

To the rear, the kitchen is fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include a double electric oven, four-ring hob and extractor hood, with additional space and plumbing for a washing machine. A rear entrance door provides access to the outside.

To the first floor are two bedrooms and a stylish family bathroom. The principal bedroom is a generous double room overlooking the front aspect, whilst the second bedroom enjoys a pleasant outlook to the rear. The contemporary bathroom is fitted with a modern three-piece suite comprising a bath with overhead shower, WC and wash basin, the latter two incorporated into a sleek vanity combination unit.

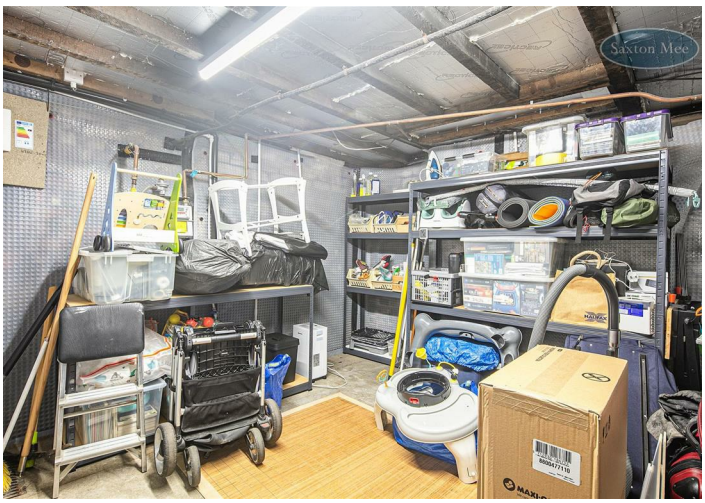
Occupying the second floor is a spacious third bedroom, enhanced by a Velux roof window and a storage cupboard.

- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- NEUTRAL DECOR
- WELL PRESENTED THROUGHOUT
- TANKED CELLAR
- PRIVATE SOUTH FACING GARDEN
- IDEAL FIRST TIME BUY
- CLOSE TO AMENITIES
- GOOD TRANSPORT LINKS
- GAS CENTRAL HEATING/DOUBLE GLAZED







OUTSIDE
To the rear is a south facing, low maintenance private garden that has no through access from neighbouring properties.

LOCATION
Burgoyne Road runs between Walkley Street and Langsett Road with number 25 located on the left as you head up from Langsett Road . The area benefits from excellent transport links and easy access into Sheffield City centre via bus, tram or road. There are useful amenities within short distance including a Morrison's superstore and various outlets on Penistone Road. Walkley offers an eclectic mix of independent shops, cafés and boutiques with the Blind Monkey being a popular public house which is just a short walk from the property.

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.

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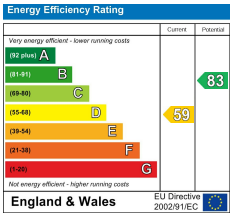


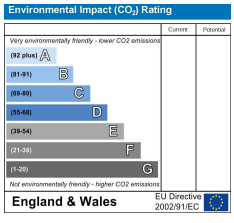
Total area: approx. 106.6 sq. metres (1147.1 sq. feet)

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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