Saxton Mee







Fulton Road Walkley Sheffield S6 3JN
Offers In The Region Of £300,000

St Luke's
Sheffield's Hospice

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CHARMING AND UNIQUE END TERRACELARGER THAN AVERAGE**PRIVATE GARDEN TO REAR** An exciting opportunity has arisen to purchase this charming stone fronted end of terrace house which enjoys some superb period features. Benefiting from being larger than your average terrace house, the property features three excellent sized bedrooms, and a spacious open plan living room which enjoys excellent natural light from the south facing windows. Well presented throughout, the property further benefits from double glazed windows, gas central heating, and a private garden to the rear which has no through access from neighbouring properties. In brief the accommodation comprises a lounge which has an exposed brick chimney breast and an open plan staircase, a separate kitchen that has a range of hand built cupboards including an impressive pantry, and also having an electric oven with a gas hob. On the first floor there is a double bedroom to the front aspect that has a feature fireplace, a second bedroom to the rear which is currently used as a home office, and a well appointed bathroom which has a white suite with a shower over the bath, a wash hand basin with vanity unit, WC, and a heated towel rail. From the landing area stairs lead to a large attic style double bedroom that has painted floor boards, a Velux window and eaves storage.

- LARGER THAN AVERAGE END TERRACE
- SPACIOUS LIVING ROOM
- THREE DOUBLE BEDROOMS
- PERIOD FEATURES
- UNIQUE PROPERTY
- PRIVATE GARDENS
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES














OUTSIDE
The property is set back from the pavement by way of a delightful private garden that features an acer tree, and a wisteria that climbs across the front of the property. At the rear there is a charming private garden which has no through access from neighbouring properties that includes a paved patio, and a variety of well established plants, shrubs and small trees.

LOCATION
Walkley is an incredibly popular district to the North West of Sheffield City Centre with easy access to Crookes, Broomhill, Hillsborough, and is in the right area to get quickly to the various hospitals and the main university campuses. With a local Asda supermarket just along the street, some great local independent shops at Walkley and Crookesmoor, and being situated on a good bus route, there are some excellent local amenities. It's also a convenient position for access to the M1 motorway network and the glorious outdoor space of the Peak District.

MATERIAL INFORMATION
The property is Leasehold with a term of 800 years running from 1903 (676 years remaining).
The property is currently 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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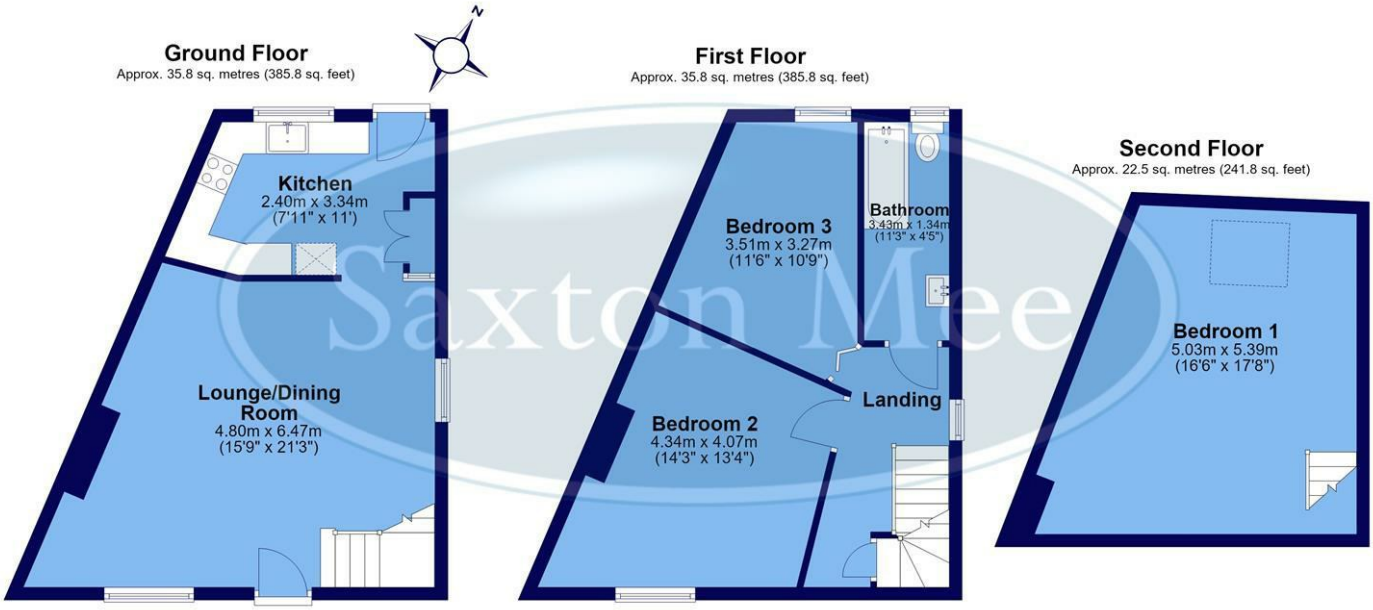

Total area: approx. 94.1 sq. metres (1013.3 sq. feet)

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

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
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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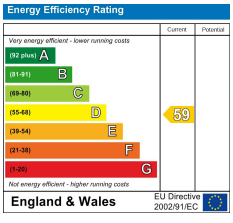

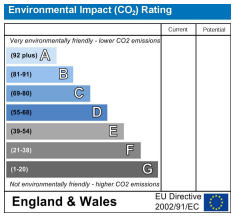

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