

105 Freedom Road, Walkley, Sheffield, S6 2XB
£260,000

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Council Tax Band: A

A spacious and modern styled three bedroom double offshot mid-terraced home which is located on this popular road in the heart of Walkley! Ideal for first time buyers or families, the property has been well maintained by the current vendors and enjoys good sized rooms, modern fittings, an offshot utility room and a south facing landscaped garden to the rear to name a few highlights. Situated within close proximity to South Road, there is a wealth of shops, cafes and amenities nearby including easy access to the universities, hospitals and the city centre thanks to regular bus routes. With double glazing and gas central heating operated by Hive heating controls, the property in brief comprises; lounge, inner hall with cellar access, dining kitchen with bespoke fitted units and an offshot utility room. To the first floor there is a landing area, two spacious bedrooms and a bathroom. To the second floor there is a landing area and the attic bedroom. Outside, there is a small front patio and a shared passage leads to the rear where there is a south facing landscaped raised garden/patio area with surrounding shrubs and a pond. A viewing is highly recommended to appreciate the accommodation, contact Archers Estates to book your visit today! Freehold tenure, council tax band A.

Lounge

Access to the property is gained through a front facing composite entrance door which leads directly into the lounge. Having a front facing upvc double glazed window, radiator, a feature fireplace, shelving to the alcoves and stylish parquet flooring. A door leads to the inner hall.

Inner Hall

Having solid wood flooring and a door leading to the cellar.

Dining Kitchen

A bright and spacious dining kitchen which has bespoke fitted wall and base units with a laminate worksurface incorporating a stainless steel sink and drainer unit and an induction hob with extractor above. There are integrated appliances including an electric oven, fridge freezer, slimline dishwasher and a kickboard heater. With engineered wood flooring, ample space for a dining table and chairs and a rear facing upvc double glazed window. A staircase rises to the first floor landing area and a further doorway leads to the offshot utility room.

Offshot Utility Room

A great addition to the property, having fitted base units with a laminated worksurface incorporating a stainless steel sink and drainer unit. With space for a washing machine, solid wood flooring, a radiator, a rear facing upvc double glazed window and a side facing composite door leading to the outside.

First Floor Landing

A staircase ascends from the dining kitchen and leads to the first floor landing area, which has a wooden bannister and doors leading to all rooms on this level. A further staircase rises to the second floor level.

Master Bedroom

A bright and spacious double sized room which has a front facing upvc double glazed window, radiator and a walk in storage area.

Bedroom Two

The second bedroom is a single sized room which could be used as an office if required. Having a rear facing upvc double glazed window and a radiator.

Offshot Bathroom

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With vinyl flooring, a chrome towel radiator and a rear facing upvc double glazed window.

Attic Bedroom Three

A staircase ascends from the first floor landing and leads to the attic landing, which has a storage cupboard and a door leading to the attic bedroom, which is a spacious double sized room having a rear facing velux window, radiator and access to the eaves storage area.

Outside

To the front of the property steps rise to a small patio area with immediate access to the entrance door. A shared passage leads to the rear of the building where there is a beautifully presented outdoor space having a hardstanding area and steps rising to a lawned garden and patio. With surrounding shrubs, borders and flowerbeds, there is a small pond and a wall to the rear for additional privacy.



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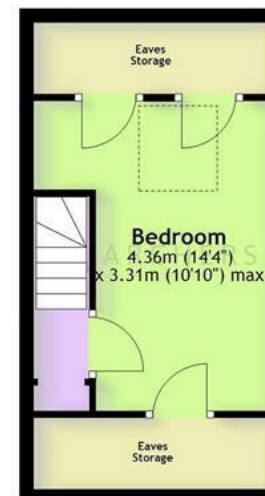
Ground Floor
Approx. 32.2 sq. metres (346.7 sq. feet)



First Floor
Approx. 32.4 sq. metres (348.6 sq. feet)



Second Floor
Approx. 21.7 sq. metres (233.6 sq. feet)



Cellar
Approx. 16.6 sq. metres (178.5 sq. feet)



Total area: approx. 102.9 sq. metres (1107.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC