

106 Walkley Road, Walkley, Sheffield, S6 2XP
£220,000

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Council Tax Band: A

A modern and stylish, larger than average three bedroom mid terraced home which is located in Walkley! Perfect for first time buyers or landlords, the property enjoys a unique, spacious layout and far reaching views stretching out towards Parkwood Springs to the rear. Situated within close proximity to a wealth of independent shops and cafes on South Road and with easy access to Crookes, Hillsborough and the Supertram route, the property could not be better located for buyers wishing to commute to the Universities, Hospitals and City Centre. The Peak District is also right on the doorstep at less than a 10 minutes drive away. With double glazing and gas central heating throughout, the property in brief comprises; Larger than average lounge, a dining kitchen with modern fittings and access to the double cellar room, and a rear lobby/porch area. To the first floor there are two good sized bedrooms and a bathroom. To the second floor there is a double sized attic bedroom. Outside, there is a low maintenance shared garden to rear with a brick built outhouse ideal for storage. A viewing is highly recommended, please contact Archers Estates to book your visit! 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, which is a bright and spacious room having a front facing upvc double glazed window, radiator, laminate flooring and a feature tiled fireplace with gas fire. A door leads to the dining kitchen.

Dining Kitchen

Another spacious room, the dining kitchen has modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and a gas hob with extractor above. There is an integrated electric oven and space for a fridge freezer and dishwasher. With tiled splashbacks to the walls, tiled flooring, a radiator, ample space for a dining table and chairs, a rear facing upvc double glazed window and a staircase rising to the first floor accommodation. Doors lead to the cellars and the rear porch/lobby area.

Cellars

Steps descend from the dining kitchen and lead to the lower ground floor area, where there are two

spacious cellar rooms which house the meters, offer plumbing for a washing machine and have ample space for storage.

Rear Porch/Lobby Area

Having a side facing single glazed windows and a wooden door leading to the outside which offers alternate access to the property along with the front entrance door.

First Floor Landing Area

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

Master Bedroom

A larger than average double sized room which has a front facing upvc double glazed window, solid wood flooring, a radiator and a useful under stairs storage cupboard.

Bedroom Two

The second bedroom is a spacious single sized room which has a rear facing upvc double glazed window enjoying far reaching views and a radiator.

Bathroom

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

Attic Bedroom Three

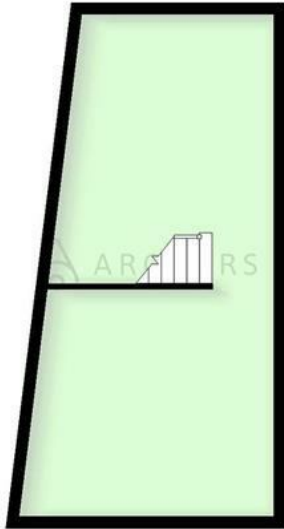
A staircase ascends from the first floor landing and leads to the attic bedroom, which is a good sized double room having a rear facing velux window enjoying far reaching views, a radiator, a wooden bannister rail and ample storage to the eaves area.

Outside

A shared passage leads to the rear, where there is a shared courtyard garden having a hardstanding area surrounded by fencing and a useful brick built outhouse ideal for storage.



Cellar
Approx. 30.3 sq. metres (326.6 sq. feet)



Ground Floor
Approx. 32.9 sq. metres (353.8 sq. feet)



First Floor
Approx. 30.3 sq. metres (326.6 sq. feet)



Second Floor
Approx. 22.5 sq. metres (242.3 sq. feet)



Total area: approx. 116.1 sq. metres (1249.2 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.

106 Walkley Road, Walkley, Sheffield



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
01142 683833
info@archersestates.co.uk
www.archersestates.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC