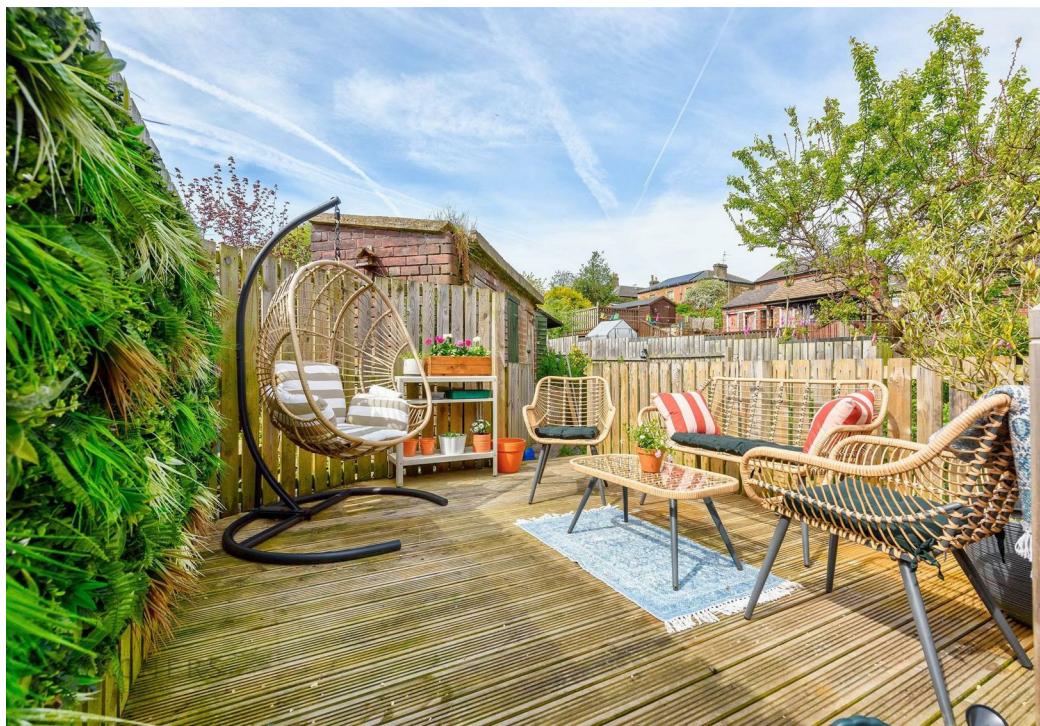


255 Whitehouse Lane, Walkley, Sheffield, S6 2WA  
£240,000

**A** ARCHERS  
ESTATES



# 255 Whitehouse Lane, Walkley, Sheffield, S6 2WA

£240,000

## Council Tax Band: A

A modern styled, larger than average three double bedroom end terraced home which is located on this popular street in Walkley. Perfect for first time buyers, the property boasts bright and spacious yet unique shaped rooms creating a fantastic home which also has a rear garden with decked area and benefits from a recently installed roof and windows to the upper floors. Situated close to shops, cafes and amenities in Walkley and Hillsborough, the property is also well served by regular bus routes and the Supertram network is within close proximity, both offering easy access to the universities, hospitals and city centre. With double glazing and gas central heating throughout, the property in brief comprises; lounge, hall with staircase and a dining kitchen with access to the cellar. To the first floor there is a landing area, two double bedrooms (the master with excellent far reaching views) and a bathroom. To the second floor there is a good sized attic bedroom. Outside, to the front there is a small patio with access to the entrance door and a shared passage leads up the side and to the rear garden, which has a gated lawned garden and raised decking - ideal for al-fresco dining! Freehold tenure. Council tax band A. Contact Archers Estates to book your viewing today!

### Lounge

A front facing upvc entrance door leads directly into the lounge, which is a bright and spacious room having a front facing upvc double glazed window, a radiator, laminate flooring and feature fireplace. A door leads to the inner hall.

### Inner Hall

Having a staircase rising to the first floor landing area.

### Dining Kitchen

A stylish and well presented dining kitchen which has fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and gas hob. There is an integrated electric oven and space for appliances including a fridge freezer, dishwasher and washing machine. With a radiator, vinyl flooring, a radiator, ample space for a dining table, a door to the cellar head, a rear facing upvc double glazed window and a rear facing upvc door to the outside.

### Cellar Head

Steps descend to the cellar, where there is ample storage space and the meters are housed here too.

### First Floor Landing Area

A staircase ascends from the inner hall and leads to the first floor landing area, which has a wooden bannister rail and a further staircase rising to the second floor accommodation. Doors lead to all rooms on this level.

### Master Bedroom

A bright and spacious double sized room which has two front facing upvc double glazed windows enjoying far reaching views and a radiator.

### Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window, laminate flooring and a radiator.

### Bathroom

A stylish bathroom which has a suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. There is a chrome towel radiator, tiled flooring and a side facing upvc double glazed window.

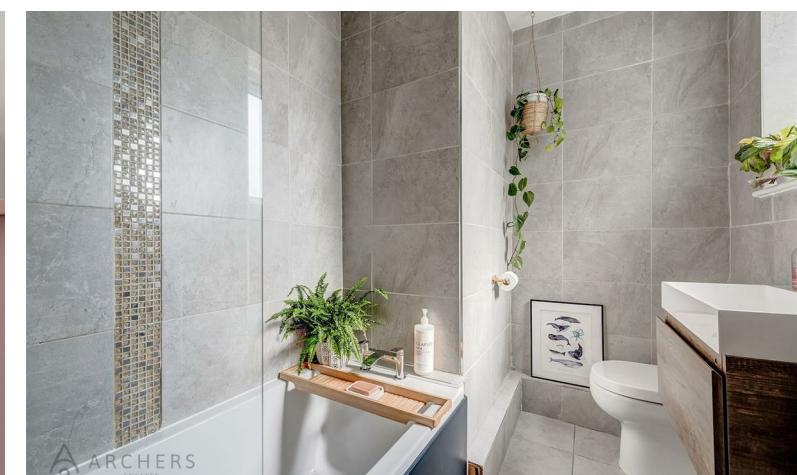
### Attic Bedroom Three

A staircase ascends from the first floor landing area

and leads to the attic bedroom, which is a larger than average double sized room having a rear facing upvc double glazed dormer window, a radiator and a useful built in storage cupboard.

### Outside

To the front of the property there is a small frontage with immediate access to the entrance door. A shared passage leads down the side and gains access to the rear of the property, where there is a spacious garden with a lawn and raised decking area, ideal for outside entertaining.



**Cellar**  
Approx. 21.1 sq. metres (227.3 sq. feet)

**Ground Floor**  
Approx. 35.4 sq. metres (380.6 sq. feet)

**First Floor**  
Approx. 35.4 sq. metres (380.5 sq. feet)

**Second Floor**  
Approx. 20.5 sq. metres (220.8 sq. feet)

**Total area: approx. 112.3 sq. metres (1209.3 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		62
(69-80)	C		
(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	