



Walkley Road Walkley Sheffield S6 2XL
Price £210,000

Walkley Road

Sheffield S6 2XL

Price £210,000

SITUATED IN THIS POPULAR RESIDENTIAL LOCATION IS THIS WELL PRESENTED TWO BEDROOM SEMI-DETACHED PROPERTY. The property benefits from uPVC double glazing, gas central heating and an ALLOCATED OFF-ROAD CAR PARKING SPACE. In brief, the living accommodation comprises: a uPVC entrance door opens into the kitchen having a range of wall, base and drawer units with a complementary wood effect roll edge work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated electric oven, housing and plumbing for a washing machine and a fridge freezer. Access into the open plan lounge and dining room. An excellent sized room, the measurement include the open plan staircase rising to the first floor landing. Two large uPVC double glazed windows fill the room with natural light. An open plan staircase rises to the first floor landing with access into the two bedrooms and the bathroom comprising bath with overhead shower and glass shower screen, WC and wash basin. The measurements include a storage cupboard which houses the newly fitted gas boiler.

- VIEWING RECOMMENDED
- TWO BEDROOM TERRACE
- OFF-ROAD PARKING SPACE
- OPEN PLAN LOUNGE & DINING ROOM
- EXCELLENT LOCATION





OUTSIDE

There is an easily maintained, fully enclosed garden accessed via wrought iron gates giving access to a patio area. Allocated off-road car parking space.

LOCATION

Situated in this popular residential area with excellent local amenities close by. Regular public transport links. Easy access to Sheffield city centre, Universities and central Hospitals. Close to country walks in Rivelin. Close proximity to Supertram links at Hillsborough Barracks.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Victoria Parkin

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.

Ground Floor

Approx. 33.6 sq. metres (362.0 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



Total area: approx. 67.2 sq. metres (723.7 sq. feet)

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		59
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC