



**Freedom Road Walkley Sheffield S6 2XB
Offers In The Region Of £200,000**

Freedom Road

Sheffield S6 2XB

Offers In The Region Of £200,000

**** FREEHOLD **** Offered to the market with NO ONWARDS CHAIN and in need of a full scheme of modernization throughout is this charming and characterful three double bedroom, two bathroom terraced house in Walkley, Sheffield 6. The property is ideally located to take advantage of all that South Road has to offer in way of excellent amenities, transport links and parks close by. Gas fired central heating and uPVC double glazed windows throughout. Briefly, the accommodation comprises: Entrance lobby with stairs rising to the first floor. Lounge to the front with central fireplace and surround. Kitchen/diner with units at base level, space for a washing machine, cooker and fridge/freezer and a fireplace with surround. First floor: Two double bedrooms and a family bathroom with bath, wash basin and W.C. A further staircase rises to the third double bedroom and en-suite shower room. Cellars ideal for storage. EPC rating: E.

- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- SOUTH FACING GARDEN
- IN NEED OF UPDATING
- SOUGHT AFTER LOCATION





OUTSIDE

A much larger than average, SOUTH FACING, garden to the rear mainly laid to lawn having a vast range of established plants and shrubs.

LOCATION

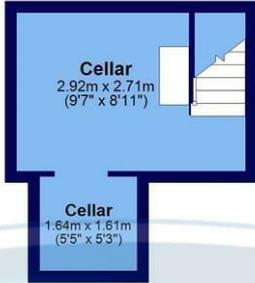
Located in one of the S6's most sought after residential areas within close proximity to all that South Road has to offer, including independent delicatessens, ASDA supermarket and bakeries. Local dentist and pharmacy. Excellent transport links. Easy access

VALUER

Lewis T. Hughes MNAEA

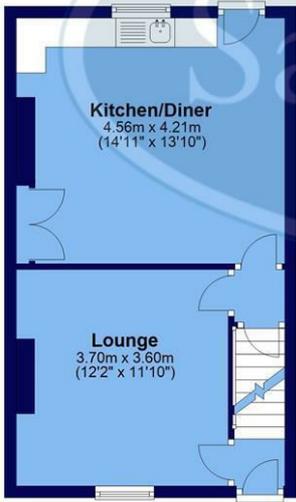
Cellar

Approx. 13.3 sq. metres (143.2 sq. feet)



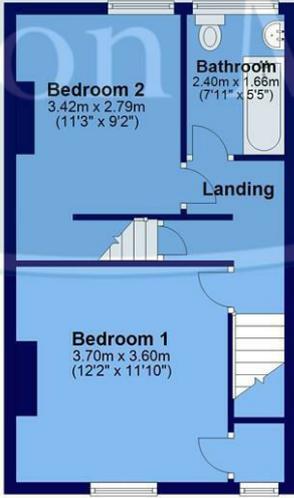
Ground Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



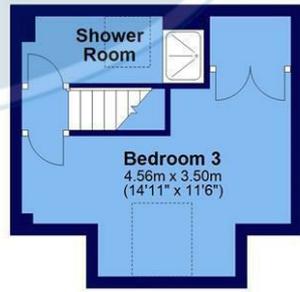
First Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



Second Floor

Approx. 18.3 sq. metres (196.6 sq. feet)



Total area: approx. 104.6 sq. metres (1125.4 sq. feet)
169 FREEDOM ROAD

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	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		40	81
England & Wales		EU Directive 2002/91/EC	