



Exley Avenue Walkley Sheffield S6 2WH
Guide Price £160,000

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GUIDE PRICE £160,000-£170,000 ** NO CHAIN ** Perfect for a first time buyer is this two double bedroom mid-terrace located in the sought after residential area of Walkley and within easy reach of the SuperTram link. The property benefits from uPVC double glazed windows and gas fired central heating throughout. Briefly, the accommodation comprises: Lounge to the front with multi-fuel stove and oak mantle above. To the rear is a fitted kitchen/diner with a range of wall, drawer and base units with work surface above incorporating the sink and mixer tap. Space for appliances including a washing machine, cooker and fridge/freezer. To the lower ground floor is a converted basement room ideal for a wide variety of uses. First floor: Double bedroom one to the front. Large family bathroom with a modern white suite comprising a corner bath, separate shower, W.C, wash hand basin and tiling to the walls. A further staircase rises to the second double bedroom with dormer window and eaves storage.

- TWO DOUBLE BEDROOMS
- USEFUL BASEMENT ROOM
- LARGE BATHROOM SUITE
- CUL-DE-SAC LOCATION
- NO ONWARD CHAIN
- IDEAL FIRST HOME





OUTSIDE

To the rear is a fully enclosed rear garden with fencing to the borders, garden shed and patio with a variety of established plants.

LOCATION

Exley Avenue is a sought after residential no through road located in the vibrant and bustling community of Walkley, Sheffield 6. The property is within easy reach of excellent local amenities on South Road including the ASDA superstore, independent delicatessen and bakery. Walking distance to the universities and hospitals. Well regarded local schools. Access to a further vast range of shops, bars and restaurants in Crookes can be found also just a five minute walk away.

MATERIAL INFORMATION

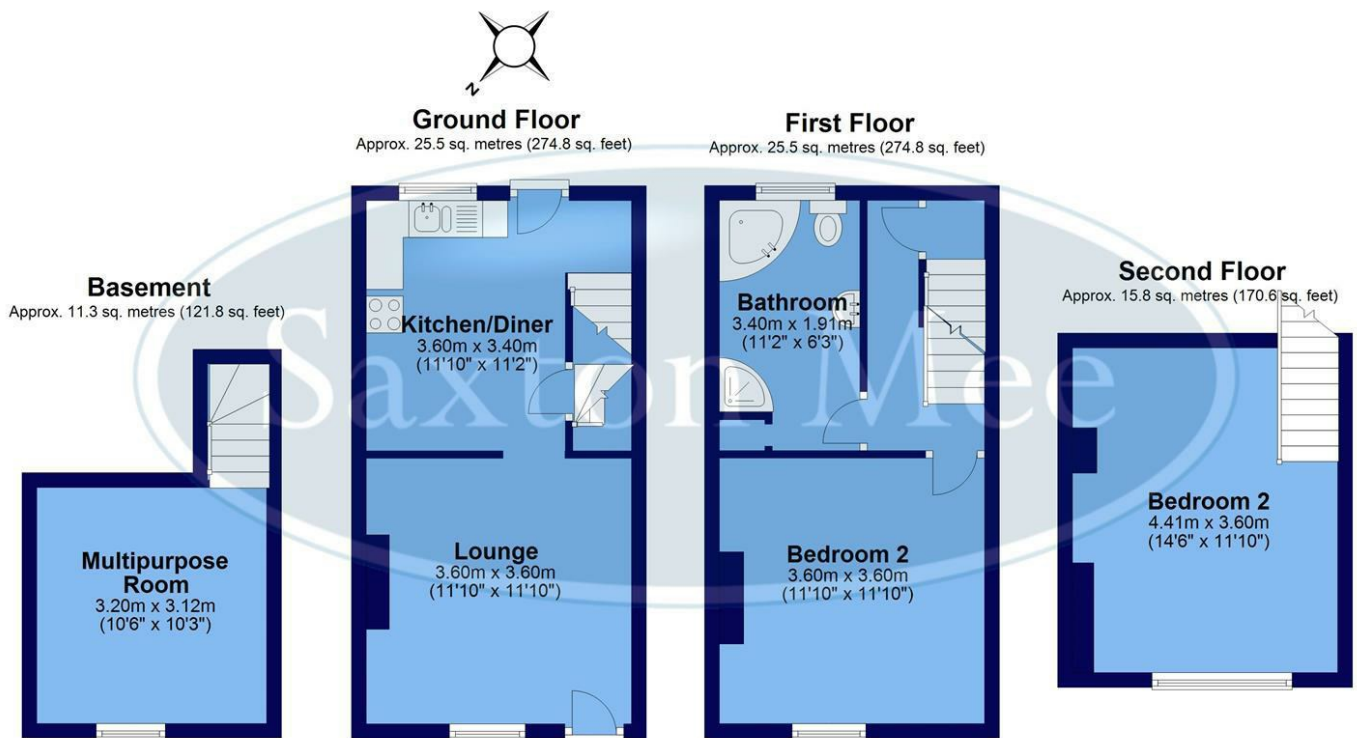
Tenure: Leasehold.

Lease Length: 800 years from 1913.

Ground Rent: £8 P.A.

Council Tax: Band A.

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.



Total area: approx. 78.2 sq. metres (842.1 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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