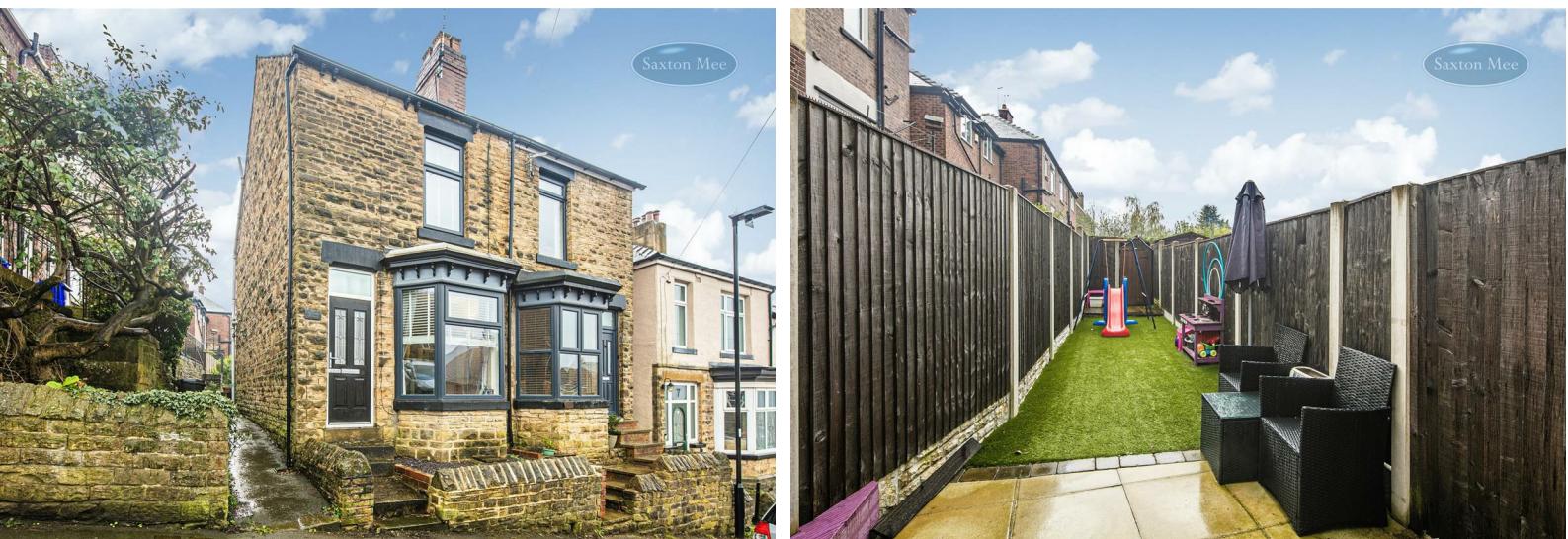


Saxton Mee



Waller Road Walkley Sheffield S6 5DP

Guide Price £260,000

Waller Road

Sheffield S6 5DP
Guide Price £260,000

GUIDE PRICE £260,000-£270,000 Situated on this popular residential street nestled above the Rivelin Valley within close proximity to the Bole Hill is this stone and bay fronted, three bedroom semi-detached home enjoying a private garden and a brand new fitted kitchen. The property benefits from uPVC double glazing and gas fired central heating. Briefly, the accommodation comprises: Lounge to the front with bay window and feature fireplace. Inner lobby with stairs rising to the first floor. Kitchen to the rear having a range of wall, drawer and base units with integrated dishwasher, washing machine, fridge/freezer, cooker and gas hob. Ample space for a dining table. First floor: Two good sized bedrooms, the master having an alcove over the stairs. Modern family bathroom with bath and shower over, W.C and wash hand basin. A further staircase rises to the third bedroom, which is generously proportioned with bespoke eaves storage to both sides and enjoys stunning views across Rivelin from the Velux windows.

- STONE AND BAY FRONTED
- THREE BEDROOMS
- STUNNING DINING KITCHEN
- ENCLOSED LOW MAINTENANCE GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO RIVELIN VALLEY





OUTSIDE

To the side is a private ginnel giving access into the rear garden with fence and gate, artificial lawn and patio. A courtyard can be found to the front enclosed with a low stone wall and steps rising to the front facing entrance door.

LOCATION

The property is located in the popular residential area of Walkley with excellent local amenities nearby on South Road. Good regular public transport links. Easy access to Rivelin Valley offering excellent countryside walks and the Rivelin Valley Cafe. Well regarded local schools for pupils of all ages and easy access to central Sheffield, the Teaching Hospitals and Universities.

MATERIAL INFORMATION

Tenure: Leasehold.

Ground Rent: £2.50 P.A.

Lease Length: 800 years from 1957.

Council Tax Band: A.

VALUER

Lewis T. Hughes MNAEA

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.

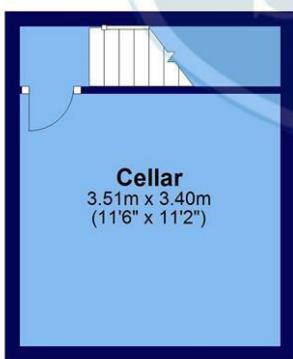


Ground Floor

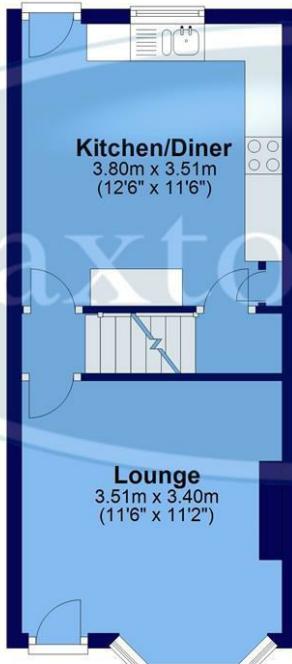
Approx. 29.1 sq. metres (313.0 sq. feet)

Cellar

Approx. 15.1 sq. metres (162.8 sq. feet)



Cellar
3.51m x 3.40m
(11'6" x 11'2")



Lounge
3.51m x 3.40m
(11'6" x 11'2")

Kitchen/Diner
3.80m x 3.51m
(12'6" x 11'6")

First Floor

Approx. 28.8 sq. metres (310.2 sq. feet)



Bedroom 1
3.51m x 3.40m
(11'6" x 11'2")

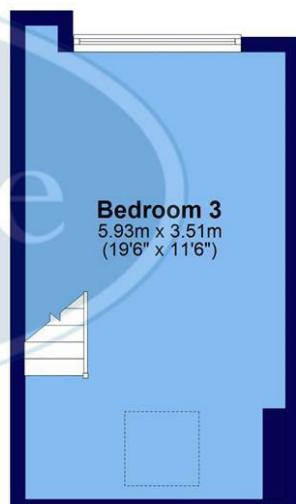
Bathroom
3.00m (9'10") x 1.60m (5'3") max
3.00m x 2.30m (9'10" x 7'7")

Bedroom 2
3.00m (9'10") x 1.60m (5'3") max
3.00m x 2.30m (9'10" x 7'7")

Landing

Second Floor

Approx. 21.3 sq. metres (229.4 sq. feet)



Bedroom 3
5.93m x 3.51m
(19'6" x 11'6")

Total area: approx. 94.3 sq. metres (1015.5 sq. feet)

All measurements are approximate

Plan produced using PlanUp.

**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



	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	56
(38-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales