

Saxton Mee



Kirkstone Road Lower Walkley Sheffield S6 2PN
Offers Around £225,000

Kirkstone Road

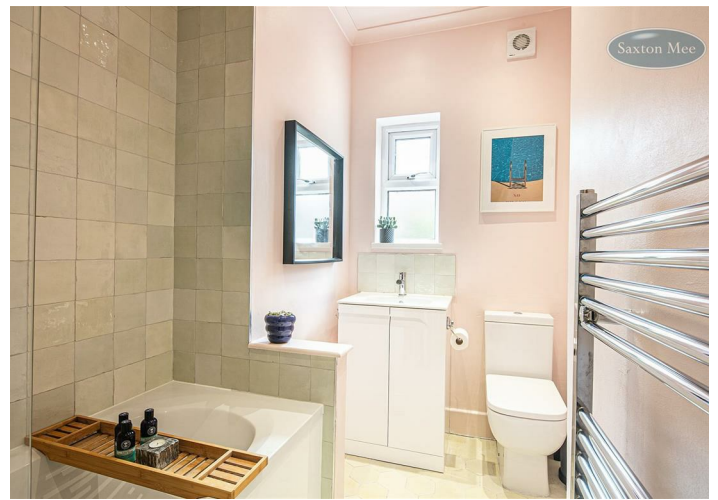
Sheffield S6 2PN

Offers Around £225,000

**** SOUTH FACING REAR GARDEN **** Situated on this popular residential road is this three bedroom terrace property which enjoys a lovely south facing rear garden and benefits from uPVC double glazing and gas central heating. The property has been refurbished to a high standard by the current owners including a new roof, bathroom, new windows and doors and redecorated. Set over four levels, the well presented living accommodation comprises: front composite entrance door which opens into the lounge which has a front facing window allowing natural light. There is attractive flooring which continues throughout this level, coving to the ceiling and alcove shelving. A door then opens into the inner lobby with access into the dining room and kitchen. The dining room has alcove shelving and access to the tanked cellar/multi-purpose room. The kitchen has a range of wall, base and drawer units with a solid wood worktop which incorporates the sink and drainer. There is an integrated dishwasher, plumbing for a washing machine as well as space for a fridge freezer and oven with extractor above. From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Bedroom one to the front is a good size double which has an exposed brick chimney, stained original floorboards, coving to the ceiling and fitted wardrobes. Bedroom two is a single bedroom with wooden shelves and a laminate floor, currently used as an office. The bathroom has a white three piece suite including bath with electric shower, WC, heated towel rail and a wash basin with vanity unit. A further staircase rises to the second floor and attic bedroom three which has dual aspect Velux windows, a wardrobe, fitted eaves storage and laminate flooring.

- EARLY VIEWING ADVISED
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOMS
- TANKED CELLAR
- LOUNGE & DINING ROOM & KITCHEN
- SOUTH FACING REAR GARDEN
- AMENITIES CLOSE-BY
- PUBLIC TRANSPORT LINKS INCLUDING SUPERTRAM





OUTSIDE

To the front of the property is a forecourt which sets the property back from the road. To the rear is an attractive south facing tiered garden with Indian Sand Stone patios and planted beds.

LOCATION

Located close to all amenities with the Sheffield Supertram on your doorstep. Within walking distance of Hillsborough itself as well as South Road which has an abundance of shops and restaurants. Good local schools close by and the beautiful country walks in the Rivelin Valley.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1900. The property is currently Council Tax Band A.

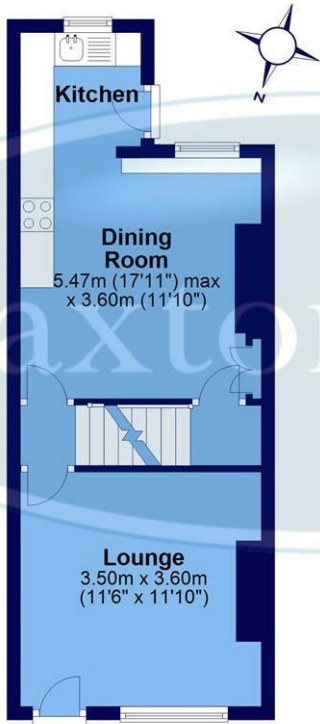
VALUER

Chris Spooner

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.

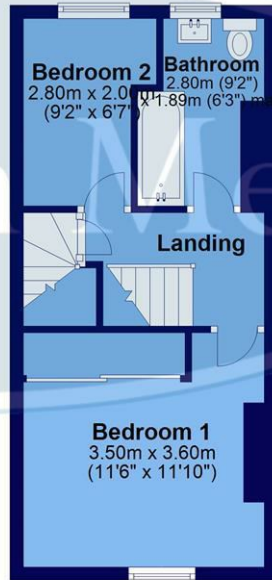
Ground Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.7 sq. feet)



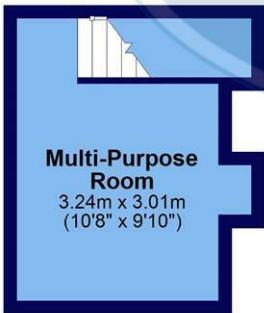
Second Floor

Approx. 19.9 sq. metres (214.1 sq. feet)



Basement

Approx. 13.5 sq. metres (145.0 sq. feet)



Total area: approx. 95.8 sq. metres (1030.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-2)	G		
Very energy efficient - higher running costs			
England & Wales		58	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-49)	C		
(39-34)	D		
(21-38)	E		
(1-20)	F		
	G		
Very environmentally friendly - higher CO ₂ emissions			
England & Wales		51	80