

Saxton Mee



Duncombe Street Walkley Sheffield S6 3RL
Price Guide £185,000

Duncombe Street

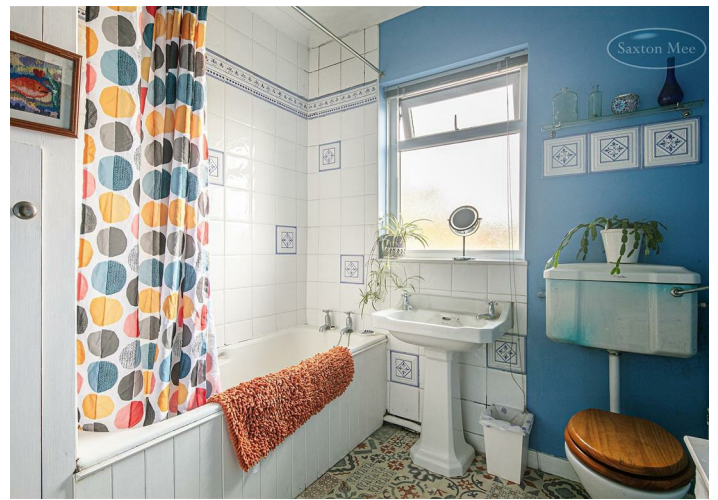
Sheffield S6 3RL

Price Guide £185,000

GUIDE PRICE £185,000-£200,000 ** FREEHOLD ** NO CHAIN ** Located in this popular residential area of Walkley and within walking distance to Bole Hill Recreational Ground is this two bedroom mid terrace property which enjoys a private rear garden with no third party access and benefits from uPVC double glazing and gas central heating. Neutrally decorated throughout the living accommodation briefly comprises front composite entrance door which opens into the lounge which has a large front window allowing lots of natural light, there is coving to the ceiling and stripped wood floors, while the gas fire with a cast iron feature fireplace is the focal point of the room. A door then opens into the kitchen which has a range of wall, base and drawer units with a worktop which incorporates the sink, drainer and the four ring hob with extractor above. There is an integrated electric oven, space for fridge freezer and a rear entrance door. A trap door gives access to the cellar. A staircase rises to the first floor landing with access into bedroom one and the bathroom. The bedroom is a large double and has ample space for furniture. The bathroom comes with a traditional white suite including bath with overhead shower, WC and wash basin. A further staircase rises to the second floor and double bedroom two which has a Velux window to the front aspect and benefits from eaves storage.

- EARLY VIEWING ADVISED
- GOOD SIZE TWO BEDROOM TERRACE
- PRIVATE REAR GARDEN
- THREE PIECE SUITE BATHROOM
- CELLAR
- POPULAR RESIDENTIAL AREA
- AMENITIES CLOSE-BY
- LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS
- BOLE HILL RECREATIONAL GROUND





OUTSIDE

To the rear is a private large garden with no through access for neighbours. There is a brick outbuilding at the rear of garden, a lawn and well established beds.

LOCATION

Walkley is an incredibly popular district to the North West of Sheffield City Centre and has an abundance of fabulous independent shops, cafés, and other amenities including a local ASDA supermarket and some superb pubs including the fantastic Blind Monkey which is just a short stroll away. There are regular buses found on South Road offering easy access to the City Centre as well as Crookes, Broomhill and Hillsborough. It is handily positioned for people who need to be close to the various University campuses and main City Hospitals. Walkley is also approximately only 4 miles away from the Peak District benefitting from glorious scenery and popular trails for walking and cycling.

MATERIAL INFORMATION

The property is Freehold and 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.



Total area: approx. 86.9 sq. metres (935.2 sq. feet)

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

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Stocksbridge

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