

# Saxton Mee



Parsonage Street Walkley Sheffield S6 5BL  
Offers Around £165,000



## Parsonage Street

Sheffield S6 5BL

**Offers Around £165,000**

**\*\* NO CHAIN \*\* FREEHOLD \*\*** Ideal for a first time buyer or young family is this much larger than average, three bedroom, two bathroom mid-terrace located in the sought after residential area of Walkley. The property benefits from gas fired central heating and has single glazed hardwood windows throughout. In brief, the spacious living accommodation comprises: an entrance door opens into the good size front lounge with attractive wooden flooring, feature fireplace, original coving and ceiling rose. kitchen having a modern range of wall, base and drawer units. Integrated fridge/freezer, electric oven with four ring gas hob above. Housing and plumbing for a slimline dishwasher and washing machine. Access to the cellar being of similar size to the lounge. Stairs rise to the first floor where can be found two good sized bedrooms. Bathroom with a three piece suite and a separate shower room with WC and wash basin. Second floor: attic double bedroom three benefiting from eaves storage.

- IDEAL FOR A FIRST TIME BUYER
- SPACIOUS ACCOMMODATION
- POPULAR RESIDENTIAL AREA
- THREE BEDROOMS
- TWO BATHROOMS





## OUTSIDE

A shared passageway gives access to the rear garden having a lawned area with stone path, planted borders and brick built outhouse.

## LOCATION

Situated in the extremely popular area of Walkley with excellent local amenities nearby. Regular public transport links. Easy access to Sheffield City Centre, Universities and Hospitals. Attractive walks nearby in Rivelin Valley. Well regarded local schools for both primary and secondary pupils close by.

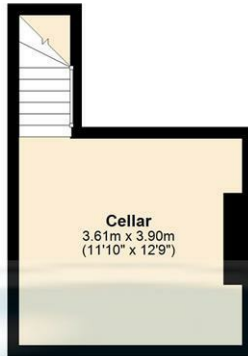
## Valuer

Lewis 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.

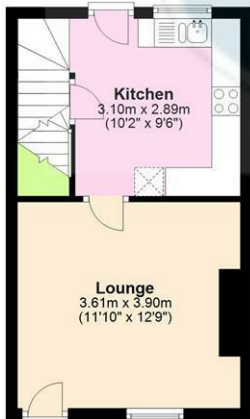
## Cellar

Approx. 16.0 sq. metres (172.0 sq. feet)



## Ground Floor

Approx. 26.5 sq. metres (285.7 sq. feet)



## First Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



## Second Floor

Approx. 20.9 sq. metres (224.7 sq. feet)



Total area: approx. 98.3 sq. metres (1058.4 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate. Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs <b>(92-100) A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions <b>(81-91) A</b>	
<b>(81-91) B</b>		<b>(61-81) B</b>	
<b>(69-80) C</b>		<b>(49-60) C</b>	
<b>(55-68) D</b>		<b>(39-54) D</b>	
<b>(39-54) E</b>		<b>(21-38) E</b>	
<b>(21-38) F</b>		<b>(11-20) F</b>	
<b>(1-20) G</b>		<b>(1-10) G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>89</b>	<b>59</b>	<b>88</b>	<b>52</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC