



Kirkstone Road, Walkley, Sheffield: £185,000

Mid Terraced House | 3 Bedroom | 1 Bathrooms

United  Homes



FULL DESCRIPTION

****WON'T BE AROUND FOR LONG - VIEWING ADVISED - CHAIN FREE**** United homes are pleased to bring to the market this excellent three bedroom mid terraced property. Located in the popular Walkley postcode, occupying an elevated position on this quiet 'no through road'. Close to Hillsborough's many amenities with tram links and bus routes to the city center and beyond. The property briefly comprises of; Rear entrance porch; Kitchen dining room; Lounge with feature fireplace; Inner lobby with stairs to the first floor; Master bedroom; Bedroom two; Family bathroom; Stairs to second floor; Attic bedroom three; Enclosed rear garden with patio;

REAR ENTRANCE PORCH

This great property is accessed via a shared passageway leading to the rear entrance porch. With; Solid entrance door; Single glazed windows to the side and rear elevations; Wall light point; Carpet flooring; Solid door to the kitchen dining room;



KITCHEN DINING ROOM

12' 5" x 11' 9" (3.78m x 3.58m) This lovely family living space has; A good range of light wood wall, base and drawer units; Black marble effect roll top work tops; Brick effect tiled splash backs; One and a half sink and drainer with mixer tap, set beneath a wood effect uPVC double glazed window to the rear garden aspect; Fitted wooden horizontal blind; Integrated electric oven, four ring gas hob and extractor hood set into the cupboard above; Space for washing machine and microwave; Wall mounted boiler housed in a wall unit; Tiled effect vinyl flooring; Decorative fireplace; Ceiling light; Central heating radiator; Power sockets; Solid door to cellar access;





CELLAR

The cellar head houses the fridge freezer and has power and lighting. With steps leading down to the cellar with; Storage; Power and lighting;

INNER LOBBY

With a step up from the kitchen dining room the inner lobby has; Carpet flooring; Ceiling light point; Central heating radiator; Stairs rising to the first floor; Solid door to the lounge;



LOUNGE

12' 4" x 11' 11" (3.76m x 3.63m) This lovely sitting area has; Decorative feature fireplace; Wood effect uPVC double glazed window to the front elevation; Fitted wooden horizontal blind; Dado rails; Coving; Central heating radiator; Ceiling light set into a rose; Central heating radiator; Power and aerial sockets; Entrance door to the front elevation;



STAIRS TO THE FIRST FLOOR



MASTER BEDROOM

11' 11" x 11' 7" (3.63m x 3.53m) The charming master bedroom is spacious in design and has an attractive feature fireplace. Also with; Papered chimney breast feature wall; Carpet flooring; Wood effect uPVC double glazed window to the front elevation; Fitted wooden horizontal blinds; Double Louvre doors open to the built in wardrobe area; Power sockets; Central heating radiator; Ceiling light; Coving;



BEDROOM TWO

9' 3" x 5' 10" (2.82m x 1.78m) This rear facing single bedroom has; Wood effect uPVC double glazed window; Carpet flooring; Central heating radiator; Ceiling light; Power sockets; Bi-folding door;





FAMILY BATHROOM

Comprising of; White panelled bath; Wall mounted shower with side screen door; Wash basin; WC; Vertical heated towel rail; Ceiling light; Wood effect vinyl flooring; Tiled walls to wet areas; Obscure uPVC double glazed window to the rear elevation; Fitted wooden horizontal blind;



STAIRS TO FIRST FLOOR

Having a solid door from the first floor landing with stairs rising to the second floor. Solid door to the attic bedroom three;



ATTIC BEDROOM THREE

14' 1" x 9' 2" (4.29m x 2.79m) This excellent third bedroom has good head height with good natural light flooding in through the Velux window. Also having; Feature exposed beams to the two side aspects; Carpet flooring; High obscure glazed window to the staircase; Central heating radiator; Doors to eave storage; Power sockets; Ceiling light; Papered feature wall;



FRONT GARDEN

The elevated position of the property allows for privacy to the lounge area. Steps lead up to the pebbled front garden with decorative iron railings to the surrounding wall. A communal passageway leads to the rear of the house.



REAR GARDEN

The enclosed rear garden has patio areas to the front of the house and at the top of the garden. Also having; A raised lawn area; fence and hedge borders; Gated through access for one other property;

ADDITIONAL DETAILS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is accurate and complete. The information provided is for information only and does not constitute an offer.

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