

74 Cromwell Street, Walkley, Sheffield S6 3RN



A modern, tasteful and larger than average three double bedroom mid terraced home which enjoys a large garden to the rear and accommodation over the passageway! Perfect for first time buyers or families, this spacious home has modern fittings including a recently fitted kitchen and is located in the heart of Walkley, just off vibrant South Road and benefitting from easy access to the Universities and Hospitals thanks to regular transport links. Within close proximity to a wealth of shops, cafes, pubs and amenities the area offers the perfect mix for an enjoyable lifestyle! With double glazing and gas central heating throughout, the property in brief comprises; Lounge, inner hallway and dining kitchen with recently fitted wall and base units and access to the cellar. To the first floor there is a landing area, two double sized bedrooms and a bathroom. To the second floor there is a spacious attic bedroom. Outside, a shared and gated passage leads to the rear garden, which has a hardstanding area, long lawn, herb garden and brick built outbuilding. Hedging and trees line the garden for additional privacy to the rear. Available with NO CHAIN - A viewing is highly recommended!

- MID TERRACED HOME
- LARGE GARDEN TO REAR
- EASY ACCESS TO UNI/HOSPITALS

- THREE DOUBLE BEDROOMS
- RECENTLY FITTED KITCHEN
- CLOSE TO SOUTH ROAD SHOPS/CAFES

- ACCOMMODATION OVER PASSAGE
- SPACIOUS ATTIC BEDROOM
- NO CHAIN INVOLVED

£225,000



GROUND FLOOR ACCOMMODATION

LOUNGE

Access to the property is gained through a front facing composite entrance door which leads to the Lounge. A spacious and welcoming room, having high ceilings, a front facing upvc double glazed window bringing much light into the room, radiator and feature cast iron fireplace. A door leads to the inner hallway.

INNER HALLWAY

Having a staircase rising to the first floor and doors leading to the lounge and dining kitchen.

DINING KITCHEN

A modern and spacious room which has recently fitted stylish wall and base units with a laminate work surface incorporating a composite one and a half sink and drainer unit and gas hob. There are integrated appliances including an electric cooker, washing machine and slimline dishwasher. With additional storage cupboards fitted to the alcoves, wooden flooring, a radiator, rear facing upvc double glazed window, rear facing pvc door to the rear garden, ample space for a dining table and chairs and a door leading to the cellar head.

CELLAR HEAD

Having space for a fridge freezer and steps descending to the cellar level which is great for additional storage purposes.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING AREA

A staircase ascends from the inner hallway and leads to the first floor landing area, which has a wooden banister rail, further staircase rises to the second floor accommodation and doors to all rooms on this level.

MASTER BEDROOM

A good sized master bedroom which takes full advantage of the space over the passage and enjoys high ceilings, two front facing upvc double glazed windows, a radiator, feature cast iron decorative fireplace and a useful under stairs storage cupboard.

BEDROOM TWO

The second bedroom is a larger than average double room which has a rear facing upvc double glazed window and a radiator.

BATHROOM

Having a modern styled suite comprising of a panelled bath with shower over, pedestal wash basin and a low flush wc. With a chrome towel radiator, tiled walls, an extractor fan, rear facing upvc double glazed window and tiled flooring.

SECOND FLOOR ACCOMMODATION

ATTIC BEDROOM THREE

A bright and spacious double sized room which has a rear facing velux window, wooden bannister rail and a radiator. A staircase gives access to the second floor level and there is an opportunity to extend into the eaves creating a larger room.

OUTSIDE

A gated shared passage gives access to the rear garden area, which has a hardstanding area, long lawn and herb garden with surrounding hedging and trees. There is also a useful brick built outbuilding for additional storage.

VIEWINGS

Viewings are strictly by appointment only. Please contact Archers Estates to book an appointment.



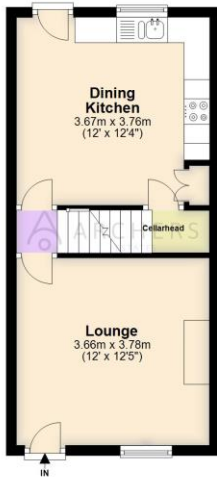
Cellar

Approx. 14.8 sq. metres (159.1 sq. feet)



Ground Floor

Approx. 31.6 sq. metres (339.8 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Second Floor

Approx. 15.9 sq. metres (170.7 sq. feet)



Total area: approx. 98.8 sq. metres (1063.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

74 CROMWELL STREET, SHEFFIELD

EPC RATING D



ARCHERS

ESTATES

Archers Estate Agents Ltd 41 Sandygate Road, Crosspool, Sheffield S10 5NG
T: 0114 268 3833 E: info@archerstates.co.uk www.archerstates.co.uk

Registered in England No. 5630937

