

177 Walkley Bank Road, Walkley, Sheffield S6 5AN



A spacious three bedroom end townhouse property which enjoys breathtaking views to the front and is located opposite allotments! Perfect for investors or a family, the property requires a scheme of modernisation yet offers the purchaser the chance to alter to one's own tastes. Highlights include a large and secure double garage to the rear (perfect for conversion to a home office), off road parking for many cars, spacious reception rooms, a conservatory and far reaching views. Positioned close to shops in Walkley and Hillsborough, the property is also within the popular catchment area of Rivelin primary school and there is an abundance of woodland/river walks nearby in Rivelin Valley. In brief, the property comprises; Entrance porch, entrance hallway, bay fronted lounge, dining kitchen with storage cupboard, a downstairs wc and conservatory. To the first floor there is a landing area, three bedrooms and a bathroom. Outside, there is a small garden to the front and a driveway rises to the rear garden, which is fully paved providing off road parking and leading to a large detached double garage which has power and lights. Available to the market with NO CHAIN INVOLVED!

- END TOWNHOUSE
- EXCELLENT VIEWS
- RIVELIN PRIMARY CATCHMENT
- THREE BEDROOMS
- REQUIRES MODERNISATION
- EASY ACCESS TO SHOPS AND AMENITIES
- LARGE DOUBLE GARAGE
- NO CHAIN INVOLVED
- CONSERVATORY TO REAR

Guide Price £220,000 to £240,000



GROUND FLOOR ACCOMMODATION

ENTRANCE PORCH

Access to the property is gained through a front facing pvc entrance door which leads to the entrance porch, which is brick built and has upvc double glazed windows. A further door leads to the hallway.

ENTRANCE HALLWAY

A front facing wooden entrance door leads to the hallway. Having a staircase rising to the first floor, radiator, access hatch to the basement area and a door leading to the lounge.

BAY FRONTED LOUNGE

A spacious room which has a front facing upvc double glazed bay window overlooking the allotments and enjoying far reaching views, a radiator and feature wall mounted gas fire. A door leads to the dining kitchen.

DINING KITCHEN

A good sized dining kitchen which has fitted wall and base units with a laminated worksurface incorporating a stainless steel and drainer unit and space for a freestanding cooker, washing machine and fridge freezer. With a radiator, vinyl flooring, space for a dining table and chairs, a rear facing upvc double glazed window, useful walk in storage cupboard which also houses the boiler and a rear entrance door leading to the conservatory.

DOWNSTAIRS WC

A useful addition to the property, having a low flush wc and side facing upvc double glazed window.

CONSERVATORY

A fantastic addition to the property, this spacious conservatory has upvc double glazed windows, a side facing pvc entrance door and vinyl flooring.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING AREA

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a wooden banister rail, side facing upvc double glazed window and a cupboard housing the water cylinder. A loft hatch gains access to the roof space which is perfect for additional storage.

MASTER BEDROOM

A spacious master bedroom which has a front facing upvc double glazed bay window enjoying far reaching views and a radiator.

BEDROOM TWO

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

BEDROOM THREE

A single sized bedroom which has a radiator and front facing upvc double glazed window enjoying far reaching views.

BATHROOM

Having a yellow coloured suite comprising of a panelled bath, pedestal wash basin and a low flush wc. With tiled walls, vinyl flooring, a radiator and a rear facing upvc double glazed window.

OUTSIDE

To the front of the property there is a small garden area with access to the front door. There is storage room to the side of the property which houses the meters and provides additional storage, and the driveway rises up the side of the property and leads to the rear, which is mainly a hardstanding area providing off road parking for 4/5 cars. This could easily be converted into a lawn, and has surrounding fruit trees and hedging. To the rear of the garden there is a detached double garage which is larger than most, has two entrance doors, power, lighting and is alarmed for additional security creating a versatile outbuilding.

VIEWING

Viewings are strictly by appointment only. Please call the office and we will be happy to book a viewing for you.

T: 0114 268 3833 E: info@archerstates.co.uk www.archerstates.co.uk





Total area: approx. 111.3 sq. metres (1198.1 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.

177 WALKLEY BANK ROAD, SHEFFIELD

EPC RATING D



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

