



39 Lonsdale Road, Walkley, Sheffield, S6 2PS



Price guide **£160,000 to £170,000**

PRICE GUIDE £160,000-£170,000 ****NO CHAIN**** PERFECT FOR A FIRST TIME BUYER is this stunning three bedroom end terraced property with a good sized garden and two outhouses. The property has gas central heating and uPVC double glazing and briefly comprises: good sized lounge, beautiful fitted contemporary dining kitchen with integrated four ring gas hob, oven, extractor hood, washing machine, fridge freezer and dishwasher. Cellar. Upstairs: on two floors are two excellent double bedrooms and a good sized single bedroom. Modern family bathroom with full suite. Outside: small forecourt to the front. To the rear is a good sized tiered lawned garden. Located in this popular location of Walkley. Within walking distance of Hillsborough, Walkley and Crookes. Regular public transport. Easy access to Sheffield city centre, central hospitals and Universities. Walking distance of Supertram. Good local schools. EPC rating E.

OPEN 7 DAYS A WEEK



THE ACCOMMODATION COMPRISES

A uPVC door with glazed panels opens into the

STUNNING DINING KITCHEN

With a modern contemporary range of high gloss wall, base and drawer units with attractive work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an oven, four ring gas hob with extractor hood over, washing machine and Neff dishwasher Glass splashback. One of the wall units houses the Vaillant central heating boiler. uPVC double glazed window overlooking the good sized rear garden. Feature tiled chimney breast. Central heating radiator. Attractive flooring.

Bi-fold doors open to the



CELLARHEAD

With space for a fridge/freezer (included in the sale). Steps lead down to the good sized cellar.

From the dining kitchen, a door opens to the

INNER LOBBY

A further door leads into the

WELL PROPORTIONED LOUNGE

3.720m x 3.299m (12'2" x 10'10")

Having a composite door with leaded and glazed panel leading to the front. uPVC double glazed window to the front. Central heating radiator.

From the inner lobby, a staircase rises to the



FIRST FLOOR LANDING

A door opens into

BEDROOM TWO

2.769m x 2.049m (9'1" x 6'9")

UPVC double glazed window to the front. Downlighting. Central heating radiator. A door opens to a useful storage area with downlighting.

BATHROOM

2.852m x 2.127m (9'4" x 7'0")

The bathroom comprises panelled bath, WC and washbasin. Chrome upright radiator. Tiling to splashprone areas to walls in a modern tile with attractive border. Half tiling to the remainder. Mirrored medicine cabinet. Downlighting. Obscured uPVC double glazed window. Attractive flooring.



BEDROOM THREE

UPVC double glazed window. Central heating radiator. Downlighting.

A staircase rises to the

SUPERB MASTER BEDROOM

5.476m x 3.500m (18'0" x 11'6")

Feature chimney breast with revealed brickwork. Two central heating radiators.

OUTSIDE

To the front is a courtyard and a fence giving privacy. Steps lead to the front door. To the rear is a lawned garden beyond which is a tiered garden. Outhouse.

SERVICES

The agents have not tested any apparatus, equipment, services, fittings or appliances, heating installations, plumbing or electrical systems and no warranty is given as to their order. All measurements are approximate.

FIXTURES AND FITTINGS

Certain furnishings may be purchased by separate agreement with the Vendors.

FLOOR PLANS

The following 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.

VIEWING

Strictly by appointment through our Crookes office.

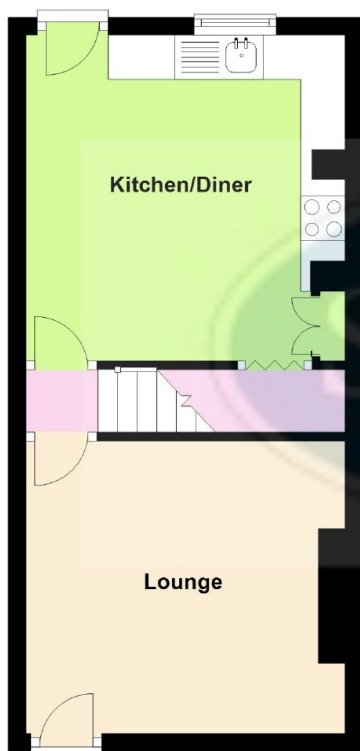
VALUER

Linda Crapper/Helen Mackenzie



Ground Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.8 sq. feet)

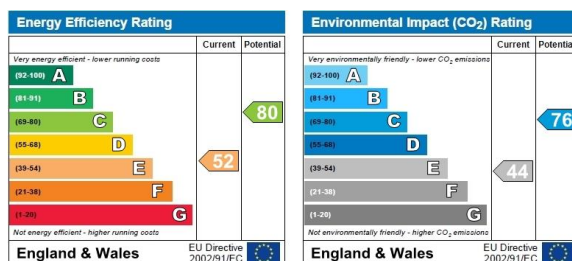


Second Floor

Approx. 19.4 sq. metres (209.1 sq. feet)



Total area: approx. 76.1 sq. metres (818.9 sq. feet)



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