

25 CAMM STREET
APPROXIMATE GROSS INTERNAL AREA = 82.2 SQ M / 885 SQ FT
CELLAR = 15.1 SQ M / 162 SQ FT
TOTAL= 97.3 SQ M / 1047 SQ FT

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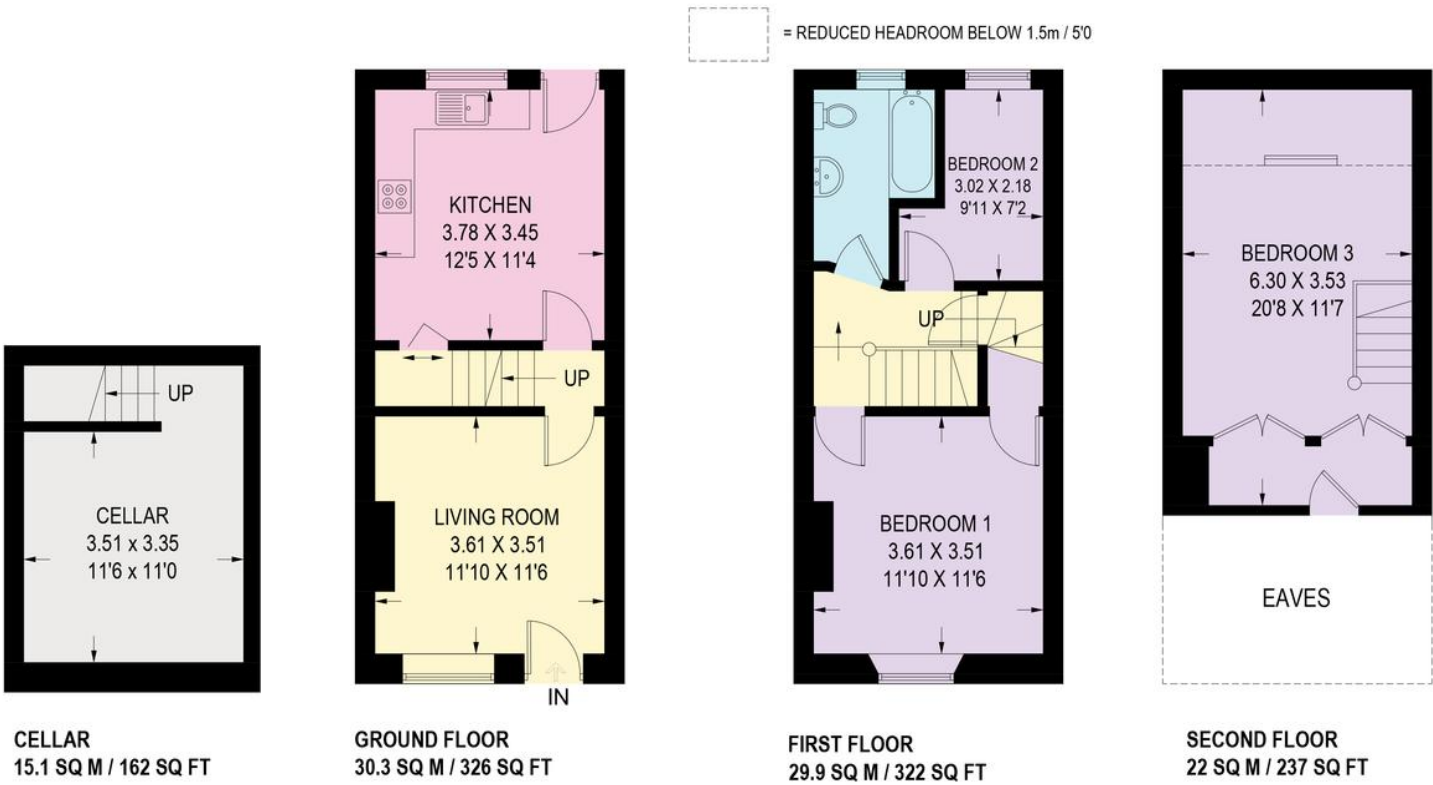


Illustration for identification purposes only, measurements are approximate, not to scale.



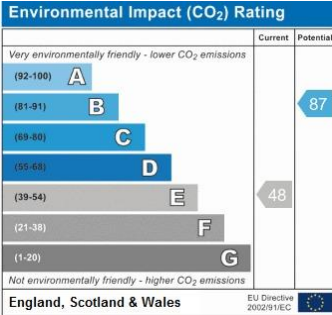
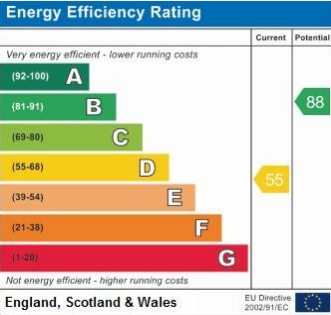
Tenure
Freehold

Council Tax Band
A

Viewing Arrangements
Strictly by appointment

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Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained within this brochure, measurements of room sizes and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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.

25 Camm Street | Walkley | Sheffield | S6 3TR

- No on ward chain
- Three bedroom mid-terrace
- Finished to high standard
- Modern dining kitchen

Asking Price Of £180,000



KITCHEN

12' 5" x 11' 4" (3.78m x 3.45m)

LIVING ROOM

11' 10" x 11' 6" (3.61m x 3.51m)

BEDROOM ONE

11' 10" x 11' 6" (3.61m x 3.51m)

BEDROOM TWO

9' 11" x 7' 2" (3.02m x 2.18m)

BATHROOM

BEDROOM THREE

20' 8" x 11' 7" (6.3m x 3.53m)

CELLAR

11' 6" x 11' 0" (3.51m x 3.35m)

Property description

Beautifully presented, three-bedroom mid terrace, in the highly sought-after suburb of Walkley. Finished internally to a high standard, the house is sure to be of interest to first time buyers. Located on Camm Street, the new occupiers will be yards from fantastic local shops and within walking distance of the city centre, central hospitals and Sheffield Universities.

Like most Sheffield terraces, entrance to the property is through the rear door, which leads into the dining kitchen. The L-shape kitchen has units above and below the worktop, with sink/drainер in front of the window looking to the rear garden. There is space/plumbing for a washing machine and freestanding hob/cooker, while currently the cellar head is used to hold the tall fridge/freezer. The kitchen is a very social room, as its

also big enough for dining table and chairs.

Across the bottom of the stairs, is the ample living room, which has additional privacy as it benefits from being higher than the pavement. There are period features including exposed floorboards, ceiling rose, coving and feature fireplace with gas fire inside.

On the first floor are bedrooms one and two and the bathroom. Bedroom one is a large double bedroom, with plenty of storage in the cupboard above the stairs. Bedroom two is a single bedroom, perfect as an office or nursery as it overlooks the rear garden. The bathroom has a white three-piece suite with shower above the bath and contemporary fittings.

In the attic is bedroom three, which is a fantastic double bedroom and alternative master bedroom with built in wardrobes and gorgeous exposed chimneybreast and wooden beam.

The cellar provides brilliant storage space, running under the front of the property. This is also the location of utility meters and electrical consumer unit.

Externally, there is a small forecourt at the front of the property providing privacy from pedestrians. To the rear, is a South-West facing garden with decked area at the end, perfect for entertaining in the summer.

General information

The property is fully double glazed apart from the front and rear doors. Gas central heating is provided by the combi boiler, which is located in the kitchen.

few. Attractive to first time buyers, who benefit from being close to the city centre but also just a short drive away from Sheffield's surrounding countryside.

Walkley is an extremely popular area, with people attracted by its proximity to Sheffield City Centre, central hospitals and Sheffield University. On the high street there is ASDA supermarket and fantastic independent shops such as Gerties Café, Gerry's Bakery & Coffee House, Beeches farmshop to name a

