

47 Hawksworth Road, Walkley, Sheffield S6 2WF



A modern, tasteful and spacious three double bedroom mid terraced property with accommodation over the passageway which is located on this popular street close to South Road with its wealth of amenities, cafes and independent shops! Perfect for the first time buyer or family, the property benefits from easy access to the Universities, Hospitals and City Centre thanks to nearby transport links including the Supertram network. Modernised to an excellent degree having a recently installed Kitchen, every room is a joy to view and in brief comprises; Lounge with feature fireplace, Inner Hall, Dining Room with Cellar access and an offshot Kitchen with modern fittings. To the first floor there is a Landing area, two double Bedrooms and a modern Bathroom. To the second floor accommodation there is a spacious and bright Attic Bedroom. Outside, the property has a small frontage with shared passageway leading around to the rear where there is a wonderful raised lawn area with patio and fruit/vegetable/herb garden. A viewing is essential to appreciate the accommodation on offer!

- MID TERRACED PROPERTY
- CLOSE TO SOUTH ROAD CENTRE!
- NO CHAIN INVOLVED

- THREE DOUBLE BEDROOMS
- EASY ACCESS TO UNI/HOSPITALS
- PLEASANT REAR GARDEN

- MODERN THROUGHOUT
- PERFECT FOR FTB
- SUPERTRAM ACCESS TO CITY

£175,000

GROUND FLOOR ACCOMMODATION

LOUNGE (13'5" x 11'5")

Access to the property is gained through a front facing pvc entrance door which leads into the spacious and inviting Lounge. Having a feature brick built fireplace, large front facing upvc double glazed window overlooking the street, radiator, laminate flooring, coving to the ceiling and a door leading into the Inner Hall.

INNER HALL

Having a staircase with handrail rising to the first floor accommodation and further door leading to the Dining Room.

DINING ROOM (12'1" x 11'5")

A good sized Dining room which has a rear facing upvc double glazed window overlooking the garden, feature wooden fireplace with tiled backing, two radiators, laminate flooring, a door leading to the Cellar head and a door leading to the Offshot Kitchen.

CELLAR HEAD

Having useful shelving and space for a fridge freezer with steps descending to the Cellar which is great for extra storage and houses the meters.

OFFSHOT KITCHEN (7'5" x 5'10")

Recently installed by the vendor, this beautiful and modern offshoot kitchen and fitted wall and base units with a solid wood work surface incorporating a stylish ceramic Belfast sink with chrome mixer tap, gas hob and extractor above. There is an integrated electric fan oven and space for a washing machine and slimline dishwasher. With tiled splashbacks to the walls, housing for the combi boiler, a side facing upvc double glazed window and side facing wooden entrance door leading to the garden.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING AREA

A staircase with handrail ascends from the Inner Hallway and leads onto the first floor landing area which has a wooden bannister rail, further staircase rising to the second floor accommodation, radiator and doors to all rooms on this level.

MASTER BEDROOM (13'6" x 13'0")

A larger than average master bedroom which has a large front facing upvc double glazed window overlooking the street, two useful fitted storage cupboards, an under stairs walk in storage cupboard. There is a feature original cast iron decorative fireplace, radiator and picture rail.

BEDROOM TWO (10'3" x 8'5")

A good sized double room with a bright aspect having a rear facing upvc double glazed window overlooking the garden, useful storage including shelving and a radiator.

BATHROOM (10'2" x 4'8")

A modern bathroom having a suite comprising of a panelled bath with shower above, pedestal wash basin and low flush wc. With partial wood panelled walls, a radiator, tiled flooring and a rear facing upvc obscured double glazed window. There is also a useful storage cupboard.

SECOND FLOOR ACCOMMODATION

ATTIC BEDROOM THREE (15'10" x 13'7" max)

A staircase ascends from the first floor landing and leads to the Attic Bedroom Three which is a spacious and bright room which has a rear facing velux window, radiator and bannister rail.

OUTSIDE

To the front of the property there is a small frontage area leading to the front door. A shared passageway to the side leads to the rear garden, which has a hardstanding area and steps leading up to the raised garden which is mainly laid to lawn and has a patio area, shared path, decorative borders and a wonderful vegetable/herb garden with fruit bushes also.

VIEWINGS

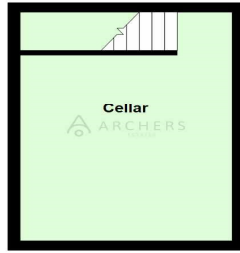
Viewings are strictly by appointment only. In order to book your viewing please call Archers Estates on 0114 2683833 and we will be happy to organise this for you.

TENURE The property is of Freehold tenure.

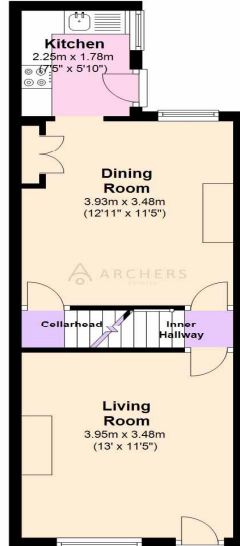
T: 0114 268 3833 E: archerstates@btconnect.com www.archerstates.co.uk



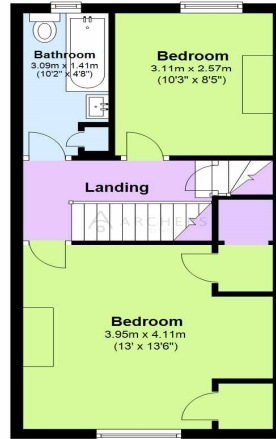
Cellar
Approx. 16.9 sq. metres (182.0 sq. feet)



Ground Floor
Approx. 35.1 sq. metres (377.8 sq. feet)



First Floor
Approx. 36.5 sq. metres (392.4 sq. feet)



Loft
Approx. 17.0 sq. metres (183.4 sq. feet)



Total area: approx. 105.5 sq. metres (1135.6 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.

47 Hawksworth Road, Sheffield

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