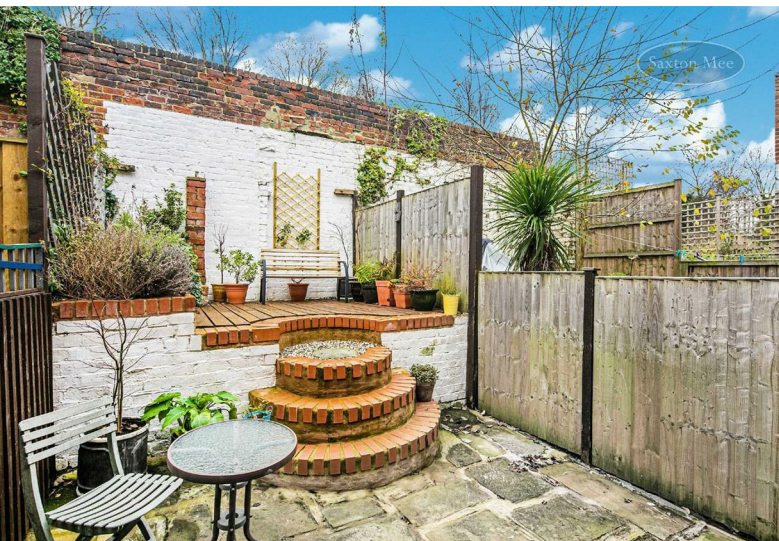


# Saxton Mee



Providence Road Walkley Sheffield S6 5BG  
Offers In The Region Of £185,000





## Providence Road

Sheffield S6 5BG

### Offers In The Region Of £185,000

An internal inspection is essential to appreciate this beautifully presented and refurbished three bedroom home located in the heart of Walkley, ideal for a young family or first time buyer. The property benefits from hardwood double glazing and gas central heating. In brief, the accommodation comprises: an entrance door opens into the well presented lounge with attractive flooring and gas fire set in the chimney breast. Access to cellar being of similar size to the lounge. Modern kitchen/diner having a range of wall, base and drawer units, integrated appliances including a dishwasher, oven, four ring gas hob and extractor, space for a fridge freezer and dining table and chairs, rear entrance door. First floor: master bedroom to the front. Good size single bedroom two. Modern bathroom including bath with shower over, WC and wash basin. Second floor: attic bedroom three benefiting from eaves storage and Velux windows enjoying the stunning views.

- VIEWING ESSENTIAL
- WELL PRESENTED THREE BEDROOM HOUSE
- SUPERB LOCATION
- AMPLE ON STREET PARKING
- RECENTLY FITTED KITCHEN







## OUTSIDE

Access down the side of the property leads to the delightful, fully enclosed, easily maintained rear garden perfect for outside dining and entertaining.

## LOCATION

Situated in this extremely popular location with excellent amenities close-by. Regular public transport. Easy access to Hospitals, Universities, Sheffield City Centre and motorway links.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Floor 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. All measurements are approximate.  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(41-38)	F		
(1-2)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	89

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-81)	B		
(69-60)	C		
(55-49)	D		
(39-34)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	59