







## 45 Walkley Road

Walkley • Sheffield • S6 2XL

Asking Price £250,000

A spacious and well-presented 3 bedroom & 2 bathroom brick built terrace house in Walkley. Larger than average in size, offering accommodation on three floors, measuring an impressive 1,323 sq.ft including the cellar. Retains period features complemented by modern decorative tones, two, dual aspect adjoining reception rooms, an off-shot kitchen, a fabulous attic master bedroom with en-suite, and a south facing garden. Benefits from gas central heating run off a combination boiler and double glazing. Freehold. On the ground floor, the property benefits from having a reception hall, which leads into a lovely lounge, with period features and fashionable decorative tones. A wide opening has fitted shelving, which acts as a partial divider, and creates a homely feel, whilst still having an open plan design into a front dining room. The dining room has a focal chimney breast, a polished wooden floor and a pleasant outlook at the front. The off-shot kitchen is larger in size, filled with natural light, courtesy of 2 Velux roof windows. A side window and glazed side door add further natural light and provide access to the garden. There are a range of fitted shaker style units with splash-back tiling and a tiled floor. Included within the sale is an integrated oven and hob. There is provision for other appliances. A door from the kitchen provides access to the basement. On the first and second floor, there are two first floor bedrooms, both of a good size, along with a family bathroom, having a white bath, a separate shower enclosure, wash basin and WC. The bathroom is finished with stylish tiling and a wood effect floor. On the second floor, there is a landing with a Velux window, a spacious master bedroom with front and rear Velux windows, and a door into a modern en-suite with a shower, wash basin, WC, tiling and a Velux window. Outside, there is a small rear garden with decking, a stone flagged terrace and planted border. The rear garden benefits from a south facing aspect. Walkley Road is well-placed for local shops and amenities, schools, recreational facilities and access to the city centre, hospitals, universities and the Peak District.





- Brick Built Terrace House
- 3 Bedrooms & 2 Bathrooms
- Spacious with 1,323 sq.ft
- Large Attic Bedroom with En-Suite
- Light & Airy Kitchen & Integrated Appliances

- Dual Aspect Open Plan Living Space
- Combi Boiler & Double Glazing
- South Facing Enclosed Garden
- Freehold
- Council Tax Band A, EPC TBC

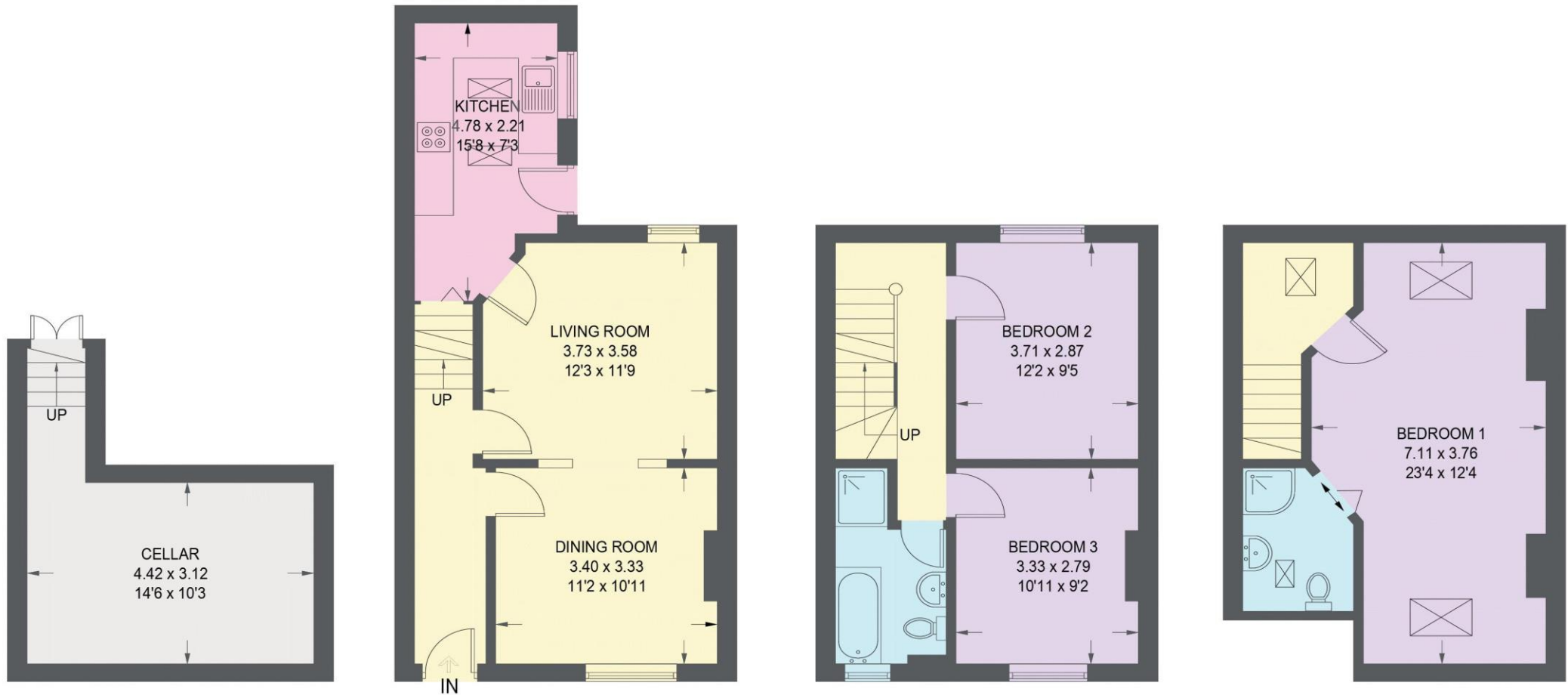


# 45 WALKLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 107.3 SQ M / 1154 SQ FT

CELLAR = 15.7 SQ M / 169 SQ F

TOTAL = 123 SQ M / 1323 SQ F



**CELLAR**  
15.7 SQ M / 169 SQ FT

**GROUND FLOOR**  
42.0 SQ M / 452 SQ FT

**FIRST FLOOR**  
33.5 SQ M / 360 SQ FT

**SECOND FLOOR**  
31.8 SQ M / 342 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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