





523 Walkley Bank Road

Rivelin • Sheffield • S6 5AQ

Guide Price £280,000 - £290,000

Set back from the road, overlooking Rivelin Valley is a recently redecorated 3 bedroom semi detached family home. Ideally located within walking distance of Rivelin valley, and great transport links. Well presented, light and airy accommodation over 2 levels, offering off street parking, garage and beautiful southeast facing rear garden providing a pleasant outlook. uPVC door opens into a bright, welcoming hallway providing generous under stairs storage where the Vaillant combination boiler is located. Dual aspect open plan living space is flooded with natural light and presented in modern tones creating a versatile living area with pleasant outlook to both sides of the property. The modern kitchen is fitted with wood effect wall and base units, contrasting laminate worktops a tiled splash back. Integrated appliances include a Bosch double oven, 4 ring gas hob, extractor, fridge freezer with space and plumbing for further appliances. Having a pleasant garden outlook and side door access to the driveway. The first-floor landing provides access to the partially boarded loft space. Comprising of 3 bedrooms, including 2 generous double bedrooms both equipped with neutral carpets. A modern fully tiled bathroom incorporates a 3-piece white suite with overhead shower, glass screen heated towel rail and corner vanity units. Externally the property is set back from the road benefitting from off street parking and garage. At the rear is an enclosed southeast facing garden which is tiered to include lawn, dry stone wall and raised beds filled with attractive established planting, enclosed by mature hedging and fencing. Situated in an extremely popular area, well-served by local shops and amenities in Hillsbrough and Walkley. Located close to reputable schools, recreational facilities, public transport, and access links to the city centre, hospitals and universities. Ideally positioned in walking distance from Rivelin Valley and on the doorstep to the Peak District. Council Tax Band C. Freehold.



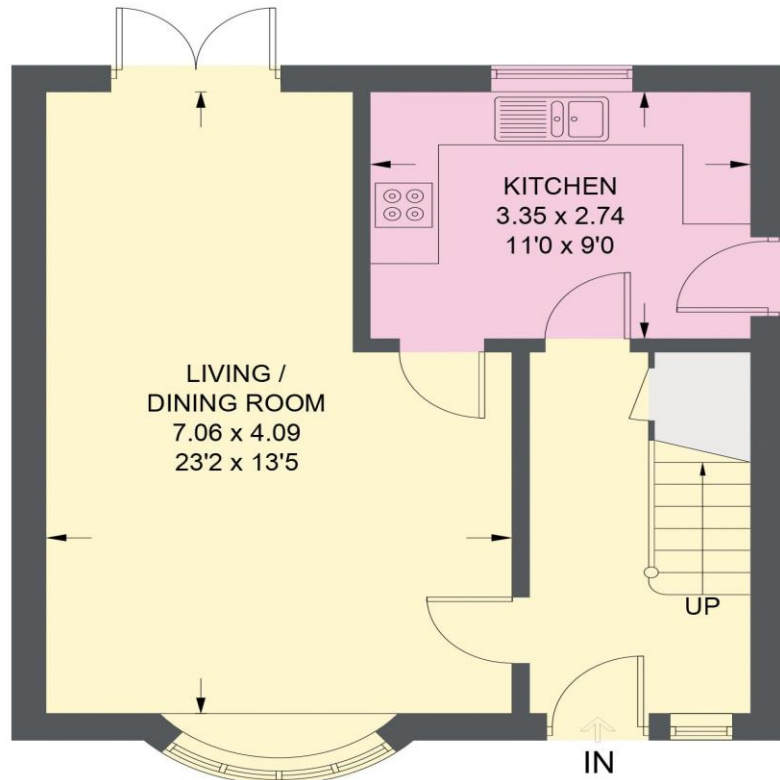
- Lovely Semi Detached Family Home
- Overlooking Rivelin Valley
- Recently Redecorated
- Modern Kitchen & Integrated Appliances
- Dual Aspect Open Plan Living
- Combination Boiler & Double Glazing
- Attractive Southerly Facing Rear Garden
- Driveway & Garage
- Freehold
- Council Tax Band C

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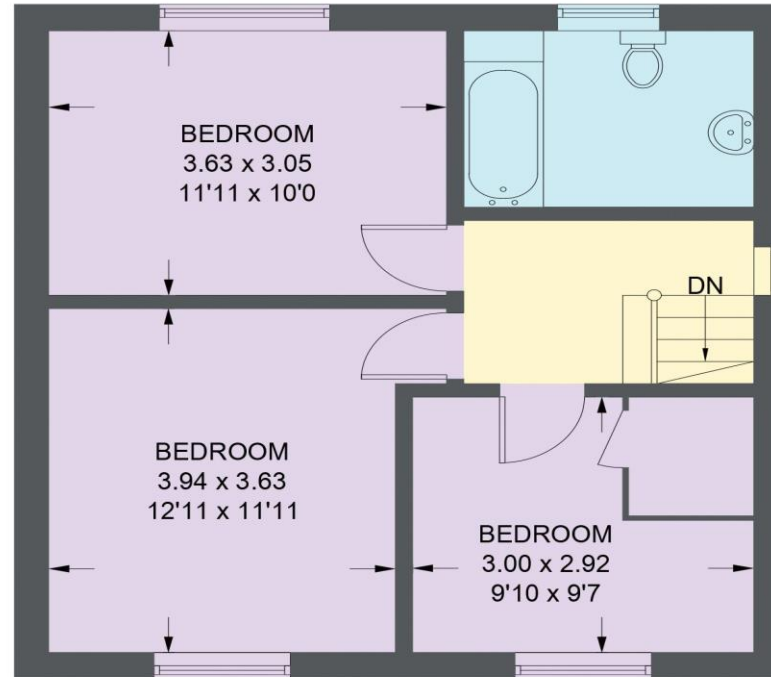
APPROXIMATE GROSS INTERNAL AREA = 87.9 SQ M / 946 SQ FT

GARAGE = 13.2 SQ M / 142 SQ FT

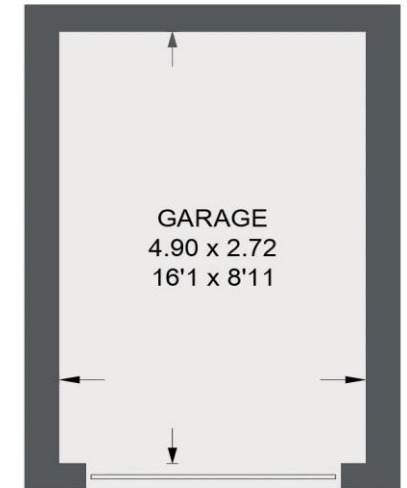
TOTAL = 101.1 SQ M / 1088 SQ FT



GROUND FLOOR = 44.2 SQ M / 476 SQ FT



FIRST FLOOR = 43.7 SQ M / 470 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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.