







## 39 Hawksworth Road

Walkley • Sheffield • S6 2WF

Guide Price £160,000 - £170,000

A 3 bedroom mid terraced house in Walkley, S6, requires a degree of modernisation and updating. No Chain. The front entrance door opens into the living room which has wood effect laminate flooring and a front facing window. A door opens into a lobby and a further door opens into the dining room which has a rear facing window and a door which opens onto steps which descend into the cellar. The off-shot kitchen has white base and wall units, a side window and a door which opens into the garden to the rear. From the lobby, stairs rise to the first floor landing. The master bedroom has a front facing window and has an overstairs storage cupboard. The bathroom has a white suite, bath with shower over, WC and basin. The second bedroom is a good size with a rear facing window. A door opens onto stairs which rise to the spacious attic bedroom which has a rear facing Velux window with built in black out blinds, a built in storage cupboard and further eaves storage space. Outside, to the rear is an enclosed courtyard garden with a flagged patio, raised terrace with astro turfed lawn, there is a brick built outhouse providing storage. There is a gate to the side giving to the rear via a shared passageway. Hawksworth Road is ideally placed for access to the bars, cafes, shops, restaurants and pubs at Walkley and Commonsides, is close to the universities and hospitals and there are excellent transport links into the city centre.





- Brick Built Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Off Shot Kitchen
- Enclosed, Easy to Maintain Garden

- Council Tax Band A
- No Chain
- Gas Fired Central Heating
- Cellar
- Close to Local Amenities



# 39 HAWKSWORTH ROAD

APPROXIMATE GROSS INTERNAL AREA = 91.1 SQ M / 980 SQ FT

CELLAR = 15.8 SQ M / 170 SQ FT

TOTAL = 106.9 SQ M / 1150 SQ FT

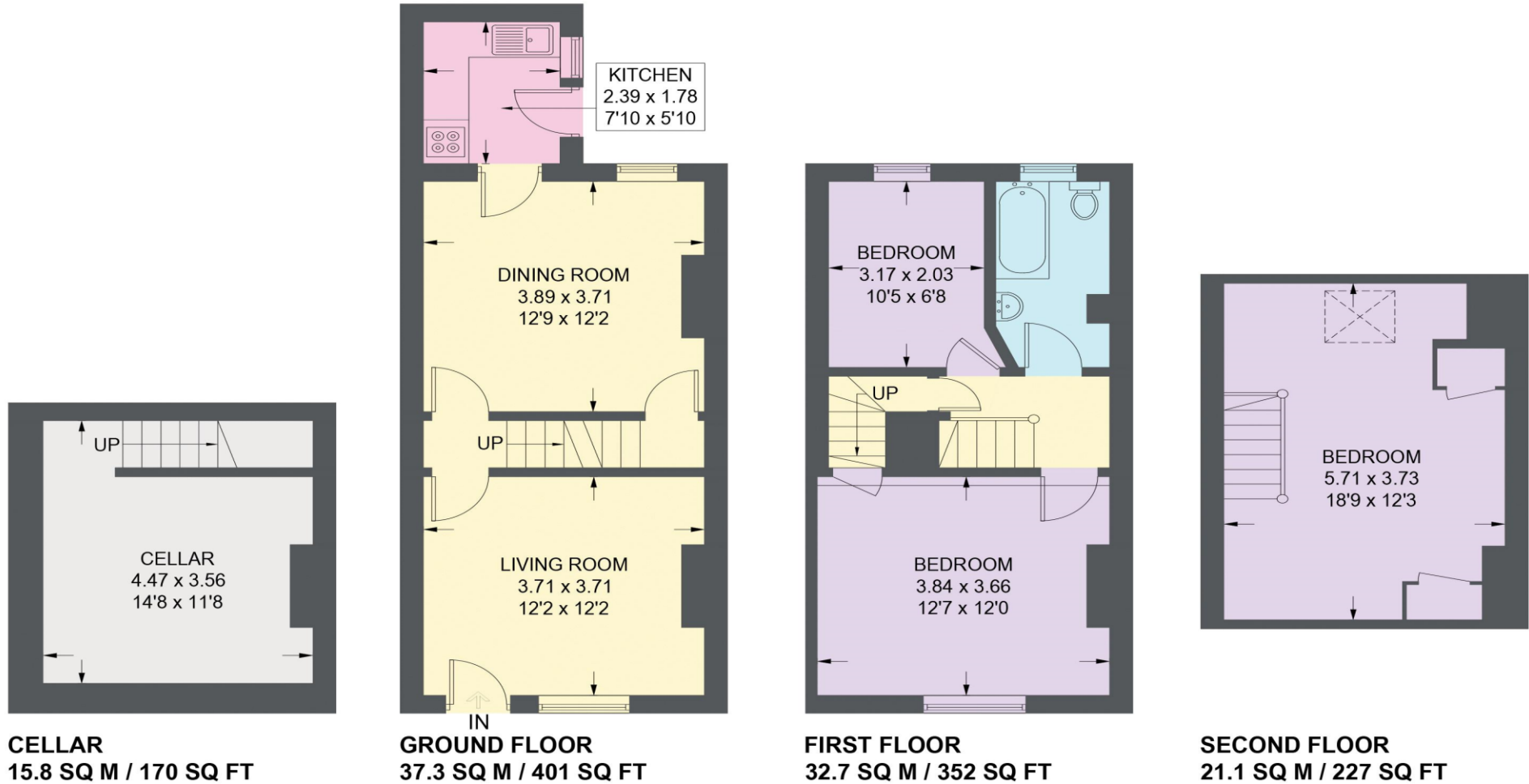


Illustration for identification purposes only, measurements are approximate, not to scale.

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.