





37 Walkley Bank Road

Walkley • Sheffield • S6 5AJ

Guide Price £170,000 - £180,000

Attractive stone fronted mid terraced property located on a popular road in Walkley, S6. Features cosy lounge, recently installed kitchen, 2 double bedrooms and modern bathroom. Benefits from private, enclosed low maintenance rear garden, combination gas central heating and double glazing. The ground floor comprises of a cosy front facing lounge complemented by wooden floor, made to measure blinds, and feature fireplace housing a gas coal effect fire. The recently installed kitchen is fitted with modern shaker style units, wood effect worktops and styled with bold brick shaped tiling. Integrated appliances include oven and gas hob with space and plumbing for further appliances offering a pleasant garden aspect and rear door access. A walk-in pantry provides useful storage and access to the cellar. The first-floor features 2 double bedrooms stylishly presented incorporating built in storage over the stairs. The bathroom is equipped with 3-piece modern white suite, matched with contrasting matte black fittings, heated towel rail and vinyl floor. The landing offers access to the partially boarded loft space. Externally accessed through a communal passageway is a private, enclosed low maintenance rear garden, laid with decorative stone, complemented by feature stone wall and brick-built outhouse. Ideally located in a sought-after area of Sheffield, in close proximity to an array of local amenities in Walkley, Hillsborough and Crookes. Regular public transport and great links to the city centre or out to the Peak District. Easily accessible to the hospitals and universities.



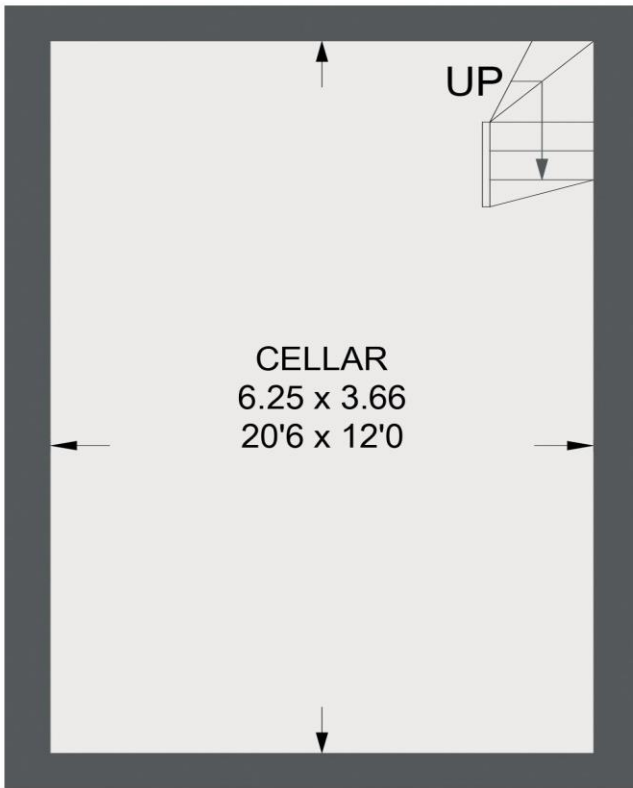
- Attractive Stone Fronted Terraced Property
- Popular Road in Walkley
- 2 Double Bedrooms
- Recently Installed Kitchen
- Cosy Lounge & Feature Fireplace
- Modern Bathroom
- Combination Boiler & Double Glazing
- Private Low Maintenance Rear Garden
- Freehold
- Council.Tax Band A, EPC Rating D

37 WALKLEY BANK ROAD

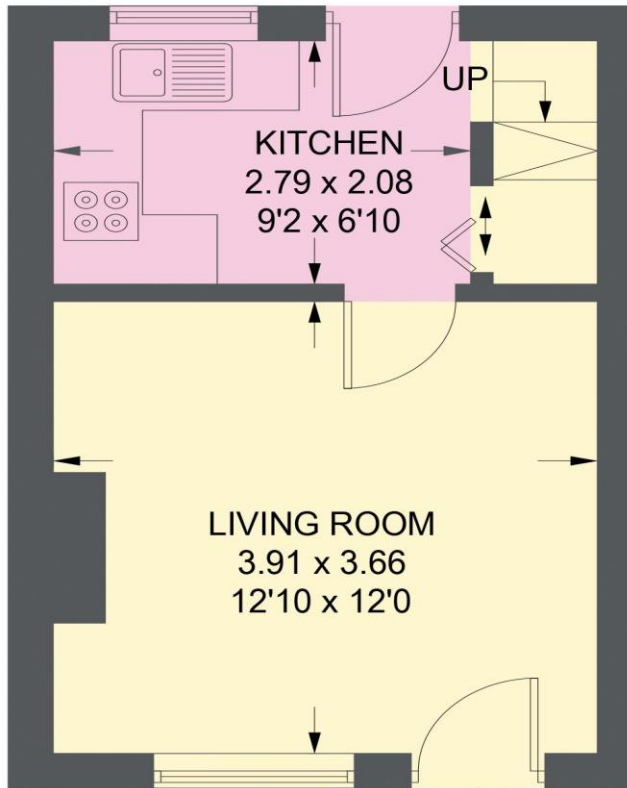
APPROXIMATE GROSS INTERNAL AREA = 45.2 SQ M / 486 SQ FT

CELLAR = 22.4 SQ M / 241 SQ FT

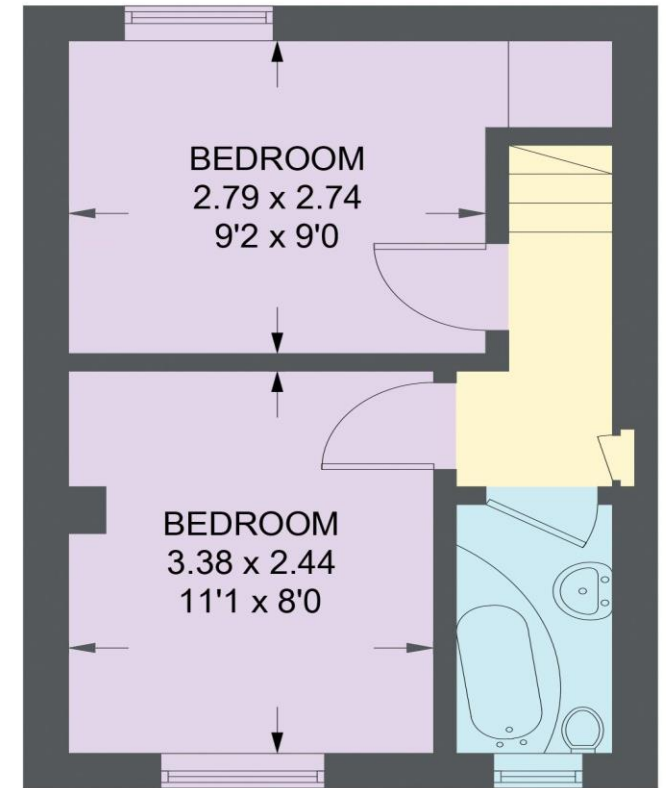
TOTAL = 67.6 SQ M / 727 SQ FT



CELLAR
22.4 SQ M / 241 SQ FT



GROUND FLOOR
22.7 SQ M / 244 SQ FT



FIRST FLOOR
22.5 SQ M / 242 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.