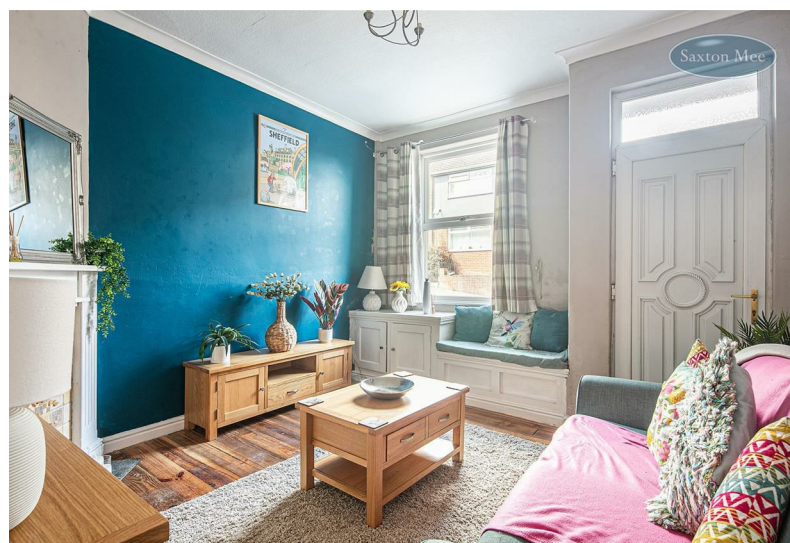
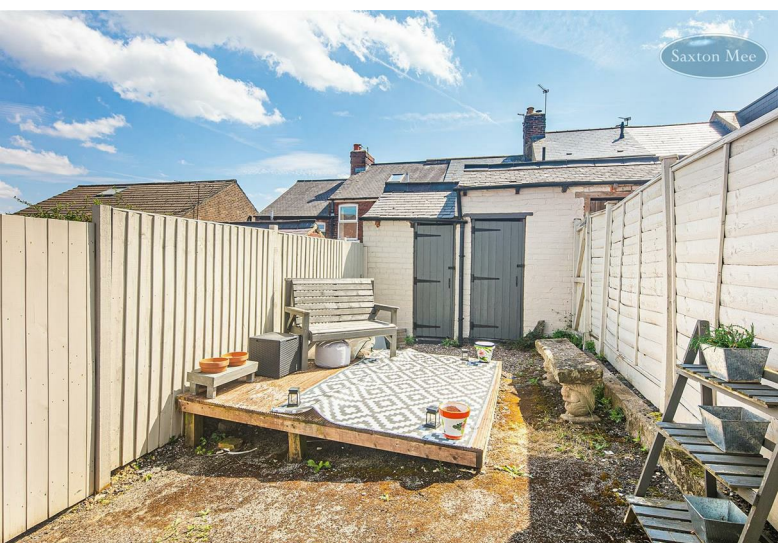




Lister Road Walkley Sheffield S6 5AG
Offers Around £150,000

Lister Road

Sheffield S6 5AG

Offers Around £150,000

GUIDE PRICE £150,000-£160,000 ** NO CHAIN ** Located in the heart of sought after and highly convenient Walkley is this two double bedroom terrace property which has a rear garden and benefits from uPVC double glazing and gas central heating. The property is in need of modernising and ideal for a buyer looking to improve to their own personal taste.

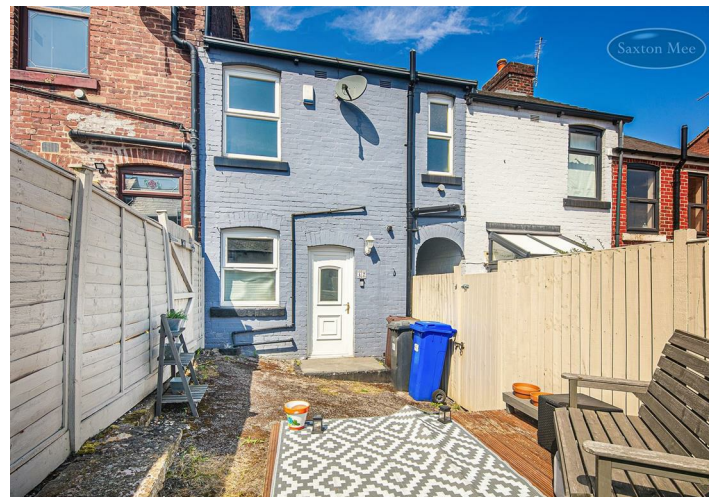
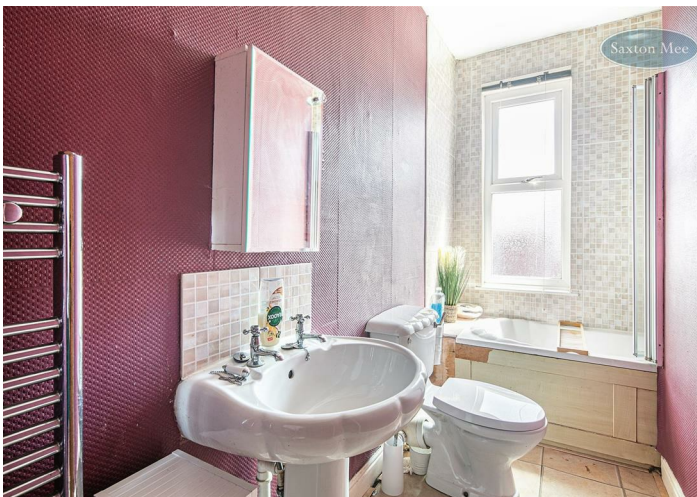
Situated in a popular residential area, this home is conveniently located near South Road, which is home to a variety of independent delicatessens, an ASDA supermarket, and delightful bakeries. Essential services such as a local dentist and pharmacy are also within easy reach. The property benefits from excellent public transport links, providing straightforward access to the amenities of Hillsborough, as well as Sheffield City Centre, universities, and hospitals.

In brief, the living accommodation comprises enter through a front door into the lounge with a front window and feature fireplace. A door then opens into the kitchen/diner which has a rear entrance door and a staircase rising to the first floor.

The first floor comprises of two double bedrooms and a three piece suite bathroom.

- TWO DOUBLE BEDROOMS
- MID TERRACED HOUSE
- IN NEED OF MODERNISING
- NO ONWARD CHAIN
- QUIET RESIDENTIAL ROAD
- POPULAR LOCATION
- EXCELLENT LOCAL AMENITIES
- DOUBLE GLAZED WINDOWS
- LOW MAINTENANCE GARDEN/YARD
- EXCITING POTENTIAL





OUTSIDE

To the rear is a low maintenance garden/yard.

LOCATION

A highly sought after residential area within close proximity to excellent local amenities at both Walkley and Crookes which includes numerous shops, cafes, restaurants and some superb pubs including the fantastic Blind Monkey which is just a short stroll away. There are good regular bus routes running along Howard Road and a tram stop on Langsett Road/Infirmary Road offering easy access to the Universities, main City Hospitals and Sheffield City centre which is approximately two miles away.

MATERIAL INFORMATION

The property is Leasehold (term and Ground Rent to be confirmed).

The property is currently Council Tax Band A.

VALUER

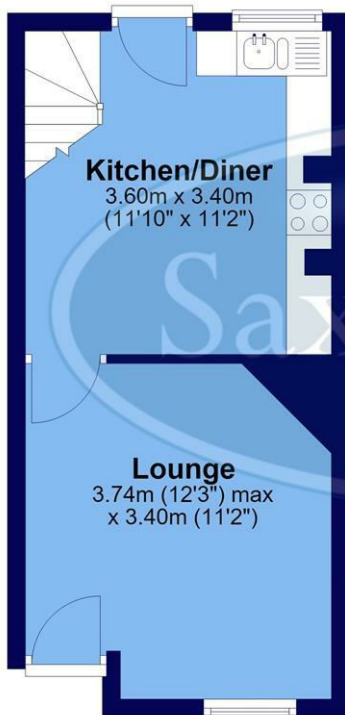
Chris Spooner MNAEA

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.



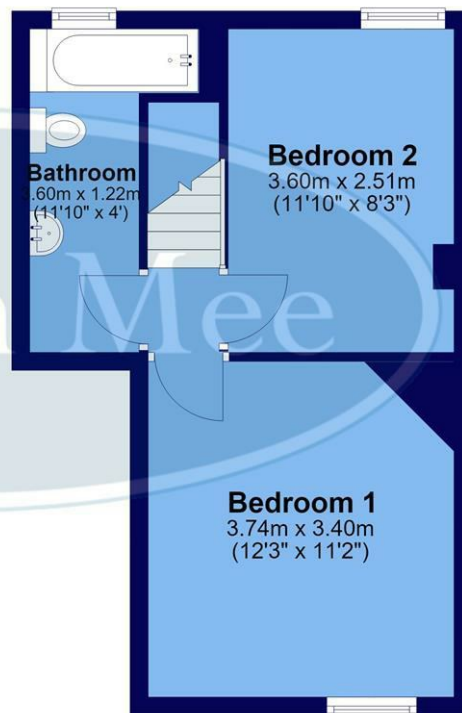
Ground Floor

Approx. 24.7 sq. metres (266.4 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 54.8 sq. metres (589.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(41-54) E			
(21-40) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		57	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(41-54) E			
(21-40) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		56	79
EU Directive 2002/91/EC			