



Heavygate Avenue, Walkley, S10

Asking Price £240,000

- NO CHAIN
- SPACIOUS FAMILY HOME
- DOWNSTAIRS WC
- FREEHOLD
- THREE BEDROOM MID TERRACE
- IDEAL FOR FIRST-TIME BUYERS, FAMILIES & INVESTORS
- SOUGHT-AFTER WALKLEY LOCATION
- FRONT AND REAR GARDEN
- COUNCIL TAX BAND A £1,692.45

Heavygate Avenue, Walkley, S10

NO CHAIN | FREEHOLD | SPACIOUS FAMILY HOME | SOUGHT-AFTER WALKLEY LOCATION

Offered to the market with no onward chain, this spacious three-bedroom mid-terrace home presents an excellent opportunity for first-time buyers, growing families, or investors alike. Ideally positioned in the heart of the ever-popular Walkley district, the property is within easy reach of a fantastic selection of local shops, cafés, well-regarded schools, regular transport links, and is just a short distance from the universities and Sheffield City Centre. The accommodation briefly comprises a welcoming entrance hallway, a bright and comfortable lounge, a spacious kitchen/dining room ideal for everyday family living and entertaining, and a convenient downstairs WC. To the first floor are three good-sized bedrooms and a family bathroom. Externally, the property benefits from gardens to both the front and rear, with the generous rear garden providing an excellent space for relaxing, entertaining, or family enjoyment. Offering well-balanced accommodation, ample outdoor space, and a highly desirable location, this is a fantastic opportunity to acquire a home with plenty of potential in one of Sheffield's most sought-after suburbs.



Council Tax Band: A



ENTRANCE HALLWAY

A few steps lead down to the front garden, where a pathway guides you to the front entrance door. Entering through the part obscure glazed door, you are welcomed into the entrance hallway, featuring wood-effect flooring, a ceiling light point, and stairs rising to the first floor. A solid internal door provides access to the lounge.

LOUNGE

A spacious and inviting lounge featuring two UPVC windows to the front elevation, allowing plenty of light into the room. The space benefits from wood-effect flooring, a ceiling light point, and a central heating radiator, creating a comfortable setting ideal for relaxing and entertaining.

KITCHEN DINING ROOM

A fantastic kitchen/dining space fitted with a range of wood-effect wall, base, and drawer units, complemented by solid wood worktops and part-tiled walls. The kitchen features a single sink and drainer with mixer tap positioned beneath a UPVC window overlooking the rear elevation, along with an integrated oven, hob, and extractor hood. The room benefits from wood-effect flooring and offers excellent functionality with space and plumbing for a washing machine, space for a fridge freezer, and a useful bi-fold door providing access to under-stairs storage. A part glazed door leads through to the inner hallway, while two ceiling light points, a central heating radiator, and ample room for a dining table and chairs complete this versatile family space.

INNER HALLWAY

Continuing from the kitchen/dining room, the inner hallway features wood-effect flooring, a ceiling light point, and provides access to the downstairs WC. A part obscure UPVC door leads out to the rear garden.

DOWNSTAIRS WC

Conveniently located off the inner hallway, the downstairs WC comprises a low flush WC and wash basin, complemented by half-tiled walls and tiled flooring. The room also benefits from an obscure glazed UPVC window to the rear elevation, ceiling light point, and extractor fan.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A great-sized primary bedroom featuring two UPVC windows to the front elevation, allowing plenty of light into the room. The bedroom benefits from carpet flooring, a ceiling light point, and a central heating radiator.

BEDROOM TWO

Another spacious bedroom featuring a UPVC window overlooking the rear elevation, offering lovely elevated views over the surrounding area. The room benefits from carpet flooring, a ceiling light point, and a central heating radiator.

BEDROOM THREE

The third bedroom features a UPVC window to the rear elevation, along with carpet flooring, a ceiling light point, and a central heating radiator. This versatile room would be ideal for a variety of uses, including a bedroom, home office, or dressing room.

FAMILY BATHROOM

The family bathroom comprises a low flush WC, wash basin, and bath with wall-mounted shower and shower screen. The room features vinyl flooring, partially tiled walls, an obscure glazed UPVC window to the front elevation, a ceiling light point, vertical heated towel rail, and extractor fan.

FIRST FLOOR LANDING AND STAIRS

The first floor landing features carpet flooring, a ceiling light point, and loft hatch access. There is also a useful storage cupboard, along with solid doors providing access to the three bedrooms and family bathroom.

FRONT GARDEN

Steps lead down to the property, with the front garden being predominantly laid to lawn and complemented by a rockery, mature shrubs, and established planting. The garden is enclosed by hedge and fence borders, creating a welcoming approach to the home.

REAR GARDEN

The rear garden is accessed via steps down from the inner hallway or through a side gate via the neighbouring property to the side entrance. The first section features hardstanding, enclosed by fence and hedge borders, with mature planting adding a touch of greenery. A further set of steps leads to the main garden area, which is predominantly laid to lawn and provides a fantastic outdoor space for relaxing and

entertaining. A paved seating area is positioned at the end of the garden, creating the perfect spot for enjoying the outdoors during warmer months. The garden offers a low-maintenance outdoor space while also providing an excellent opportunity for keen gardeners to add their own personal touches and create a space to enjoy.

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





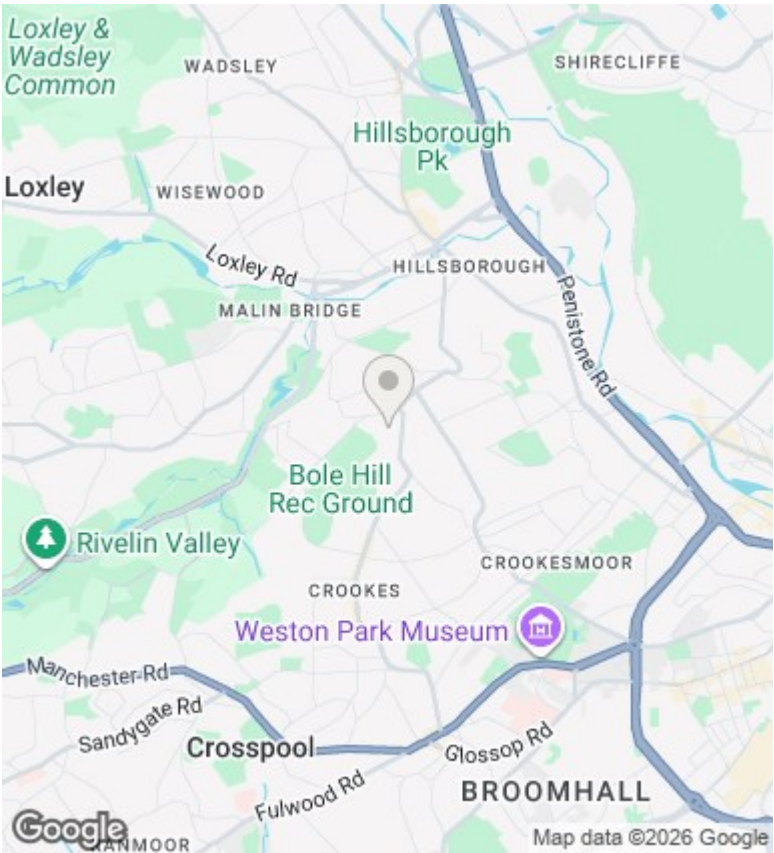
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		