

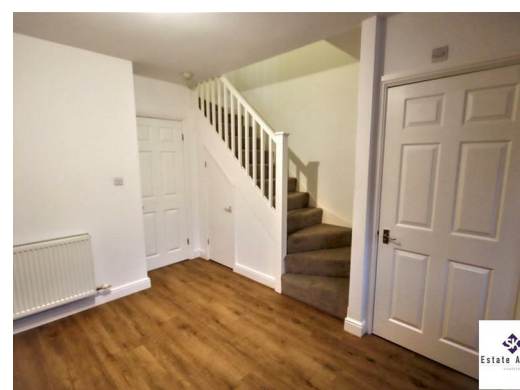


## Walkers Lane, Sheffield S21 1ER

**£650 Per Calendar Month**

AVAILABLE FOR IMMEDIATE LET

SK Estate Agents are pleased to offer to the market for let, this well presented, 2 bedroomed end-townhouse placed in this popular residential location. Close-by to a range of amenities and bus links, the property would suit a single professional or couple. In brief the property comprises: kitchen/diner, downstairs WC, lounge, two double bedrooms and bathroom. To the front of the property lies a driveway for off-road parking and to the rear a low maintenance paved patio. A viewing is highly advised. No pets, no smokers.





## Entrance

Entry via front facing UPVC door into kitchen/diner.

## Kitchen/Diner

Fitted with a range of wall and base units with contrasting work surfaces incorporating stainless steel sink with mixer tap and 4 ring gas hob with electric oven below and extractor above. Benefitting from integrated fridge and freezer, washing machine (not maintained by the landlord), and front facing UPVC double glazed window. Also having cushioned flooring, gas central heating radiator, useful under stairs storage cupboard, newly carpeted stairs rising to first floor and housing the boiler.

## Downstairs WC

With low flush WC, wall mounted corner sink with mixer tap, and chrome heated towel rail. Also having cushioned flooring and front facing UPVC double glazed obscured glass window.

## Lounge

Neutrally presented lounge boasting newly laid carpeted flooring, two gas central heating radiators, side facing UPVC double glazed window and rear UPVC double glazed French doors.

## First Floor

With carpeted flooring and loft hatch access.

## Bedroom One

Neutrally decorated principal bedroom with newly laid carpeted flooring, gas central heating radiator and rear facing UPVC double glazed window.

## Bathroom

Fitted with three piece suite comprising: bath with mixer taps and thermostatic shower over, low flush WC and pedestal wash hand basin with mixer tap. Having tiled splash backs and flooring, UPVC double glazed obscured glass window and chrome heated towel rail.

## Bedroom Two

Second double bedroom with newly laid carpeted flooring, gas central heating radiator and front facing UPVC double glazed window.

## Outside

To the front of the property lies a block paved driveway providing space off-road parking.

A gate provides access to the side and rear of the property which is private with fenced borders and provides a low maintenance patio seating area.



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In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents

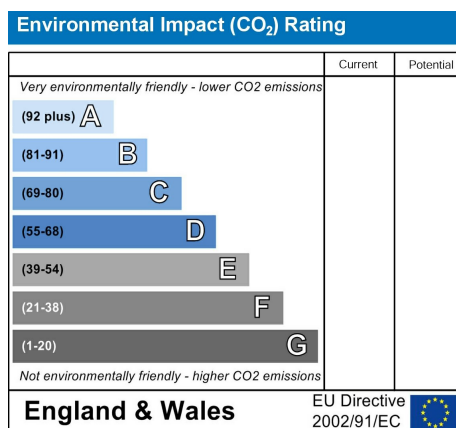
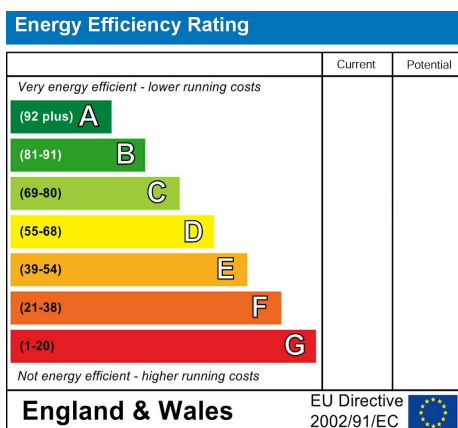


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