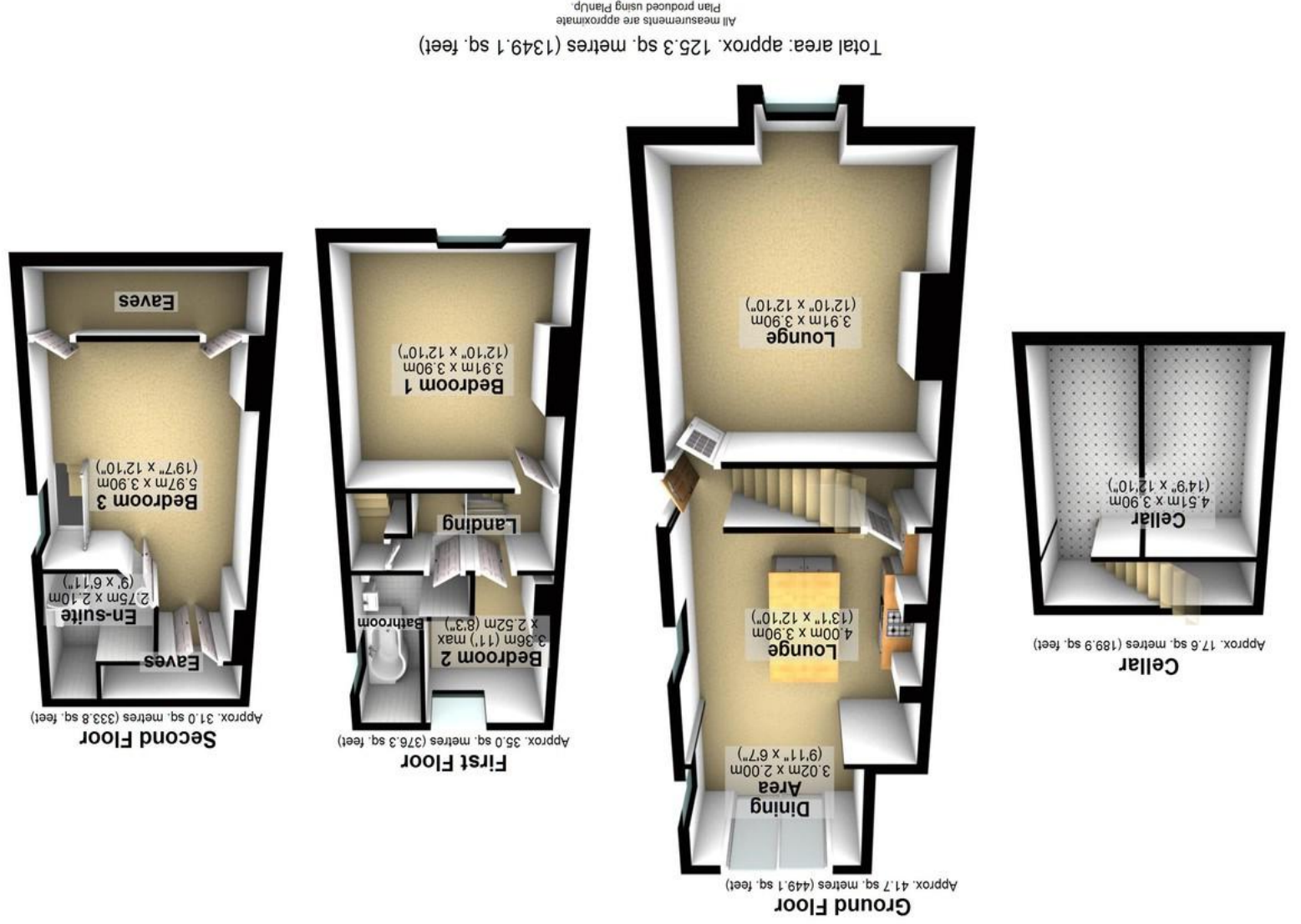


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating | |
|--------------------------|---------|
| Potential | Current |
| A (92+) | 79 |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | 55 |
| F (21-38) | |
| G (1-20) | |

Very energy efficient - lower running costs
Not energy efficient - higher running costs

EU Directive 2002/91/EC
www.epc4u.com





26 Rangeley Road | Walkley | Sheffield | S6 5DW

Property Tenure: Freehold

Only upon a detailed internal viewing will the true beauty of this absolutely stunning, immaculately presented and very well proportioned, three bedroomed, two bathroomed, stone built semi detached family home be fully revealed. Enjoying some truly incredible views over the valley from both the front and rear this incredible property has been sympathetically extended to the rear to create an open plan contemporary vibe to the ground floor and a beautiful master loft bedroom with en-suite. With off road parking to the front and private rear garden, number 26 will sure to be of particular interest to the growing family and professional couple alike. Located in the very heart of ultra popular Walkley that enjoys numerous local amenities within a short stroll, excellent schooling catchments are also on offer, central Sheffield is close by as is the open countryside.



PROPERTY FEATURES

- FABULOUS THREE BEDROOMED STONE BUILT SEMI DETACHED
- HEART OF ULTRA POPULAR WALKLEY
- OFF ROAD PARKING AND REAR GARDEN
- INCREDIBLE VIEWS OVER THE VALLEY
- EXTENDED TO THE REAR AND LOFT
- OPEN PLAN REAR BESPOKE KITCHEN DINER
- MASTER LOFT BEDROOM WITH EN-SUITE
- PERFECT FOR THE FAMILY OR PROFESSIONAL COUPLE
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- FREEHOLD COUNCIL TAX BAND B

GUIDE PRICE £315,000-£325,000

