
HUNTERS®
HERE TO GET you THERE
3 Cliffe Road, Walkley, Sheffield, S6 5DR

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Asking Price £350,000

Hunters Hillsborough are delighted to present a charming detached house offering a perfect blend of comfort and style. Nestled on the desirable Cliffe Road in Walkley. The property sits on a generous corner plot, complete with well-manicured gardens and a gated driveway. A garage adds further convenience, while the back porch offers additional storage options. This property is ideal for families or those seeking extra space.

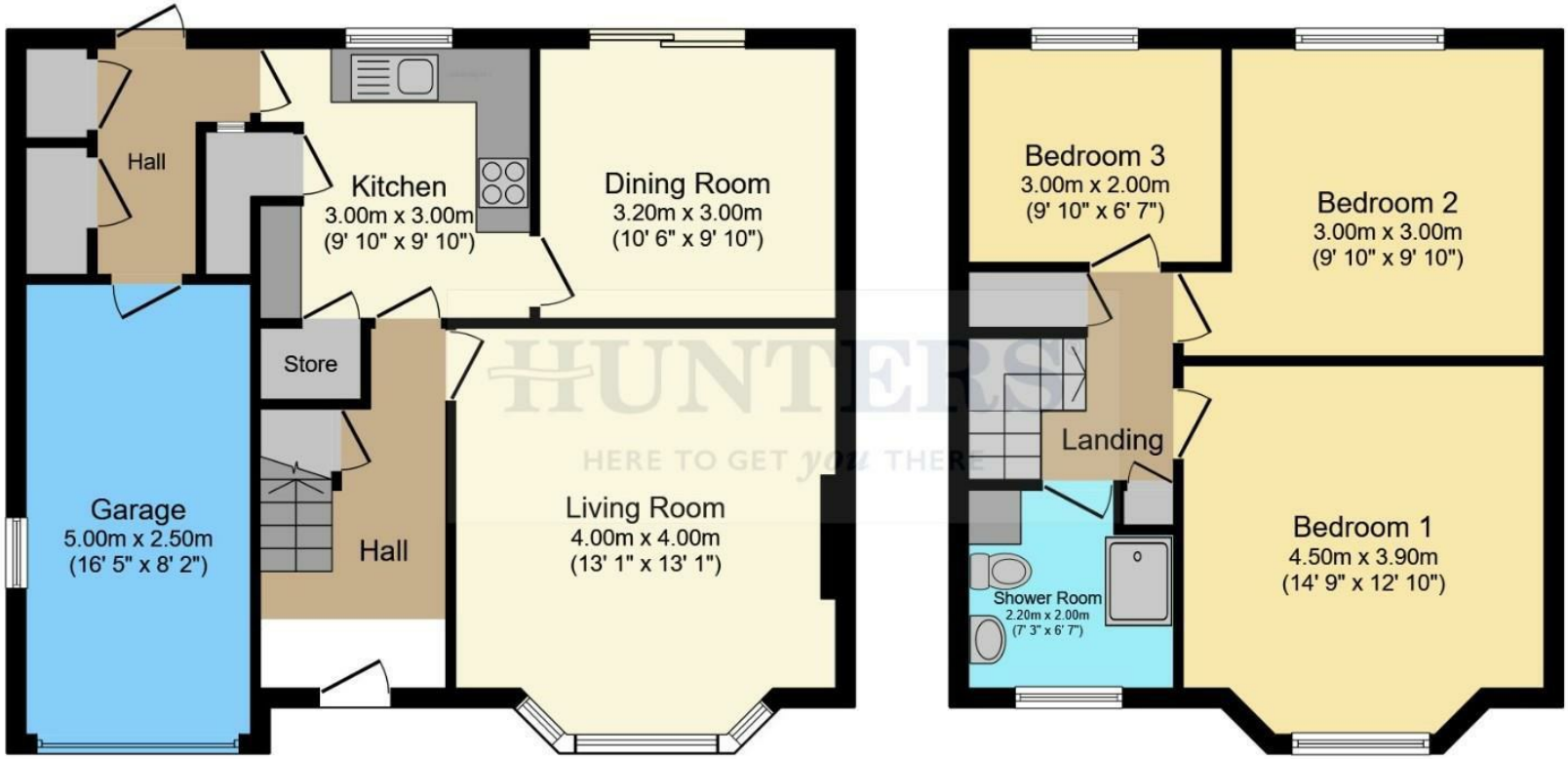
Upon entering, you are greeted by a welcoming hallway that provides access to all ground floor rooms and leads to the first floor. The large lounge, adorned with a bay window, invites natural light and showcases the picturesque scenery outside. Adjacent to the lounge is a separate dining room, featuring patio doors that open onto a sun-soaked private patio area, perfect for al fresco dining or simply enjoying the outdoors.

The modern fitted kitchen is equipped with integrated appliances, including a fridge, freezer, eye-level double electric oven, hob, dishwasher, and washing machine, making it a delightful space for culinary enthusiasts. Access to the back porch and garage from the kitchen.

The first floor offers three well-proportioned bedrooms, including two spacious double rooms equipped with fitted wardrobes, the master bedroom boasts a delightful bay window that frames stunning views over the valley, creating a serene retreat.
Modern shower room with a spacious shower featuring a rainfall and hand held shower, W/C and sink basin

Located within walking distance to the Rivelin Nature Trail, this home is perfect for those who appreciate the beauty of nature. Offered for sale with no onward chain, this property presents an excellent opportunity to secure a lovely family home in a sought-after area. Whether you are looking to move in immediately or explore the option of furniture negotiations, this house is ready to welcome its new owners.

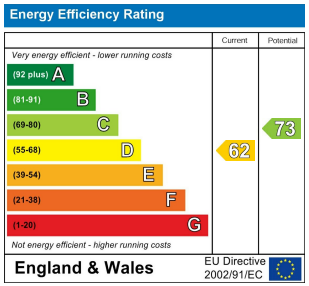
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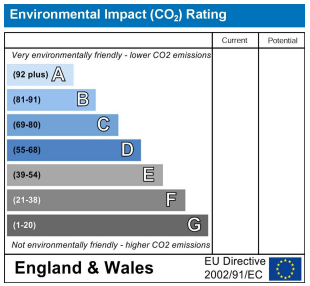


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Total floor area 105.9 m² (1,140 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io





General Remarks

TENURE

This property is Freehold.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

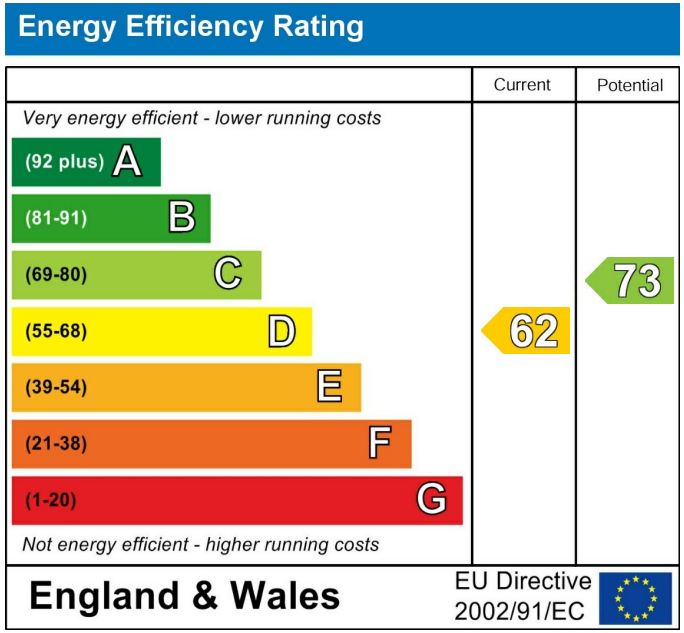
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

































