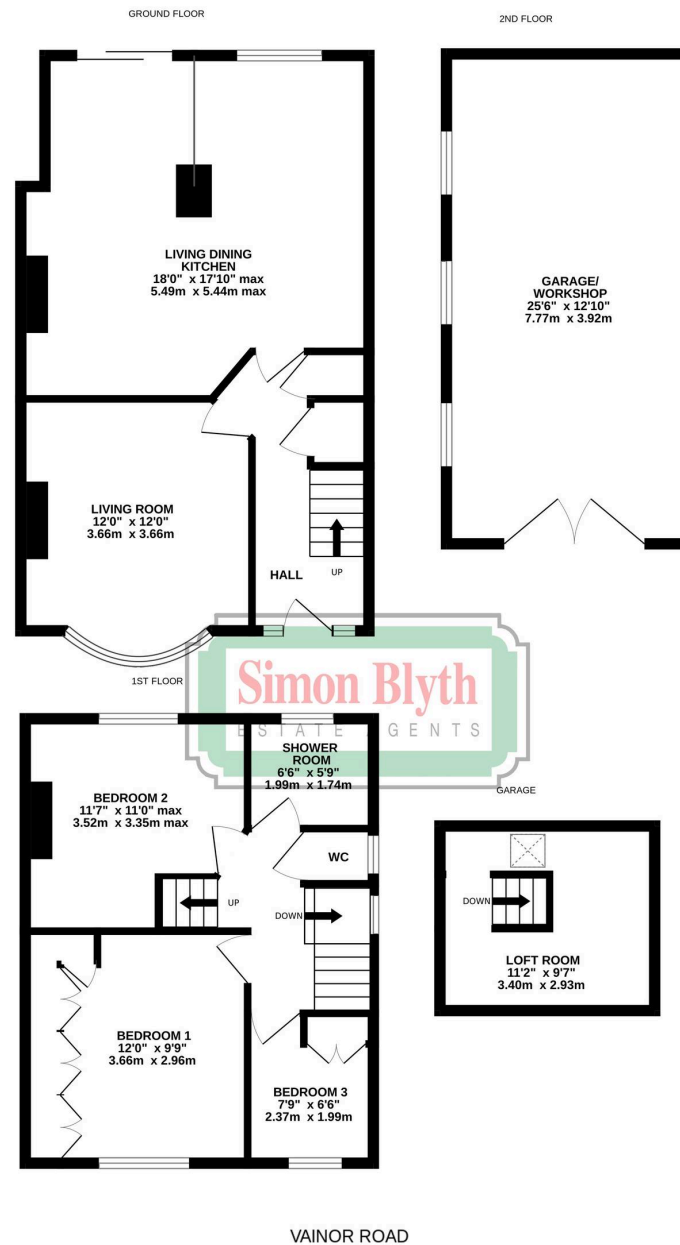




Vainor Road, Wadsley

Sheffield

Offers in Region of **£340,000**



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Vainor Road

Wadsley, Sheffield

OCCUPYING A LOVELY POSITION WITH VIEWS TO REAR AND ASPECT OVER CEMETERY TO FRONT, WE OFFER TO THE MARKET THIS WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI-DETACHED HOME WITH ADDITIONAL ATTIC ROOM, SITUATED ON THIS WELL-REGARDED STREET WITH EXCELLENT LOCAL AMENITIES AND ACCESS TO SHEFFIELD CITY CENTRE. THE PROPERTY ALSO COMES WITH SIGNIFICANT OUTBUILDING IDEAL FOR POTENTIAL GARAGING, HOBBY SPACE, COMMERCIAL ENTERPRISE, AND IT'S PREVIOUSLY BEEN CLASSIFIED FOR COMMERCIAL USE. Internally the accommodation briefly comprises to ground floor entrance hall, open plan living dining kitchen, incorporating single storey extension and lounge. To the first floor there are three bedrooms, shower room, and separate W.C. To the second floor is a converted loft space currently utilised as a sleeping quarters. Outside there is driveway to front and side, providing off street parking leading to former aforementioned garage and to rear is a well sized low maintenance garden patio, artificial grass base and pond. A lovely family home in highly regarded position with a viewing simply a must have fully appreciate the accommodation and location on offer. The EPC rating is D-64 and the council tax band is C.





ENTRANCE

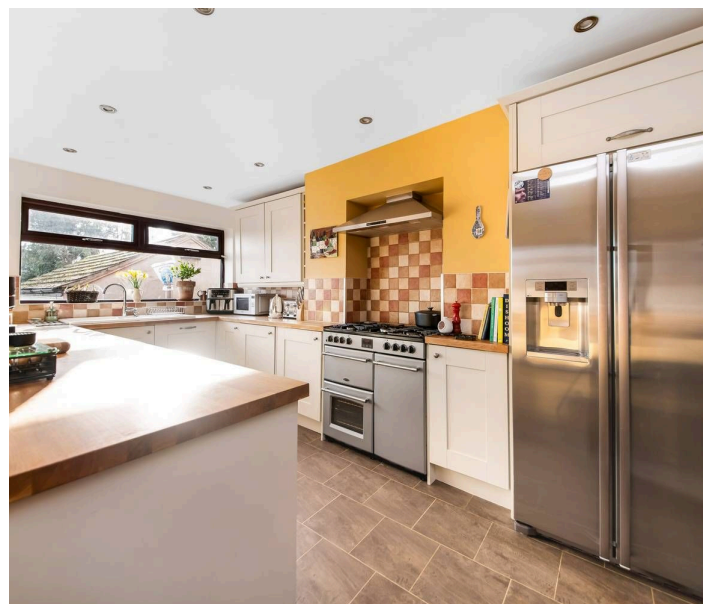
Entrance gained via uPVC and obscure glazed door with matching glazed side panels into entrance hallway, with ceiling light, coving to the ceiling, picture rail, central heating radiator and Karndean flooring. A staircase rises to first floor landing with useful storage cupboard underneath for hanging coats. A separate door opens to cellar. Here we gain access to the following rooms:

LIVING DINING KITCHEN

A fabulous open plan space, having been amended by the current vendors to incorporate living, dining and lounge areas. The kitchen itself has a range of wall and base units in a shaker style with contrasting solid wood block worktops and tiled splashbacks and a continuation of the Karndean flooring. There is space for a range cooker with chimney style extractor fan over, integrated dishwasher, integrated washing machine and housing for an American style fridge freezer and one and half bowl range master ceramic sink with chrome mixer over.

LIVING DINING KITCHEN

The dining space has ample room for dining table and chairs with wall mounted electric fire and the lounge space towards the rear of the home has room for lounge furniture, Natural light is provided by sliding uPVC double glazed door and double-glazed window. The room is further illuminated by inset ceiling spotlights, there is a central heating radiator and Karndean flooring is continued throughout with sliding doors also enjoying a view across the garden and beyond.



LIVING ROOM

A front facing reception space with uPVC double glazed bay window, ceiling lights, coving to the ceiling, picture rail, central heating radiator and the main focal point being a multi fuel stove sat within surround with wooden lintel and stone hearth.

FIRST FLOOR LANDING

Back from the entrance hall a staircase rises and turns to first floor landing with spindle balustrade, ceiling light, uPVC double glazed window to side and here we can access to the following rooms.

BEDROOM ONE

A front facing double bedroom with built-in wardrobes and dressing area. There is ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to front with pleasant aspect beyond adjacent cemetery.

BEDROOM TWO

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window to rear enjoying views.

BEDROOM THREE

A front facing bedroom currently used as a study with built-in wardrobes ceiling light, central heating radiator and uPVC double glazed window to the front.

SHOWER ROOM

Comprising a shower enclosure with mains fed, mixer shower within and pedestal basin with chrome mixer tap, inset ceiling lights, tiling to walls and the floor, chrome towel rail / radiator and obscure uPVC double glazed window to rear.

WC

A separate W.C with close coupled W.C, inset ceiling light, tiling to walls and floor and obscure uPVC double glazed window to side.







SECOND FLOOR

From landing a staircase rises and turns to the Attic room.

ATTIC ROOM

The attic room has space for a bed and this versatile space has a ceiling light, Velux skylight to rear and three separate access hatches to eaves storage.

OUTSIDE

To the front of the home, there is a resin hardstanding providing parking or space for caravan or similar. The driveway continues to the side of the home offering further off-street parking leading to gate which opens to rear garden. At the end of the driveway there is access to a significant outbuilding formerly used as a workshop and has previously been a garage this could have a door re-added to allow vehicle access once again but currently has a pedestrian door. To the rear, there is a well sized garden and immediately behind the home, there is a flagged patio seating area, which descends to low maintenance space with artificial grass with flowers beds and perimeter fencing and feature pond.

OUTBUILDING

This former garage and currently used as a workshop, lies under a pitched roof and has excellent proportions with windows to side. This would make an ideal hobby space, gym, or games area or indeed, has scope for possible further living accommodation given necessary planning and consents.



ADDITIONAL INFORMATION

The EPC rating is D-64 and the council tax band is C. We are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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