





79 Wortley Road

High Green • Sheffield • S35 4LS

Guide Price £260,000 - £270,000

Attractive, effectively extended 3 bedroom detached family home in High Green. Stylishly presented flexible accommodation, improved by recent owners and benefits from enclosed wraparound garden, driveway and garage. Offering excellent transport links with easy access to the motorway network. The property enters through a composite front door into a welcoming hallway creating a great first impression. A box bay dining area is presented in modern tones with laminate floor and looks directly into the kitchen through a hatch fitted with wooden shutters. The kitchen hosts off white wall and base units, wood effect worktops and tiled floor. Integrated appliances include a Bosch oven, induction hob, dishwasher, fridge and freezer. There is side door access with useful space for coat hanging. At the rear is a cosy off shot lounge complemented by French doors creating direct access to the wraparound garden. Decorated in bold modern tones with contrasting white feature fireplace housing a coal effect gas fire. The first floor comprises of 3 beautifully presented, stylish double bedrooms including a generously proportioned dual aspect master bedroom. The bathroom is equipped with 3 piece modern white suite, partially tiled with downlights and heated towel rail. Externally is a driveway which leads to the brick-built garage with rear entrance door. Secure fencing and gate open into the fully enclosed wraparound garden which includes a patio and garden shed. High Green is a popular area with good local amenities close by including shops, regular public transport, schools, pleasant walks and within easy access to motorway connections.



- Attractive Stone Built Detached House
- 3 Double Bedrooms
- Stylishly Presented in Modern Tones
- Modern Kitchen & Bathroom
- Cosy Lounge with French Doors to Garden
- Excellent Transport Links to Motorway Network
- Wraparound Fully Enclosed Garden
- Driveway & Garage
- Freehold
- Council Tax Band C, EPC Rating Rating D

79 WORTLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 103.6 SQ M / 1114 SQ FT

CELLAR = 14.0 SQ M / 151 SQ FT

TOTAL = 117.6 SQ M / 1265 SQ FT

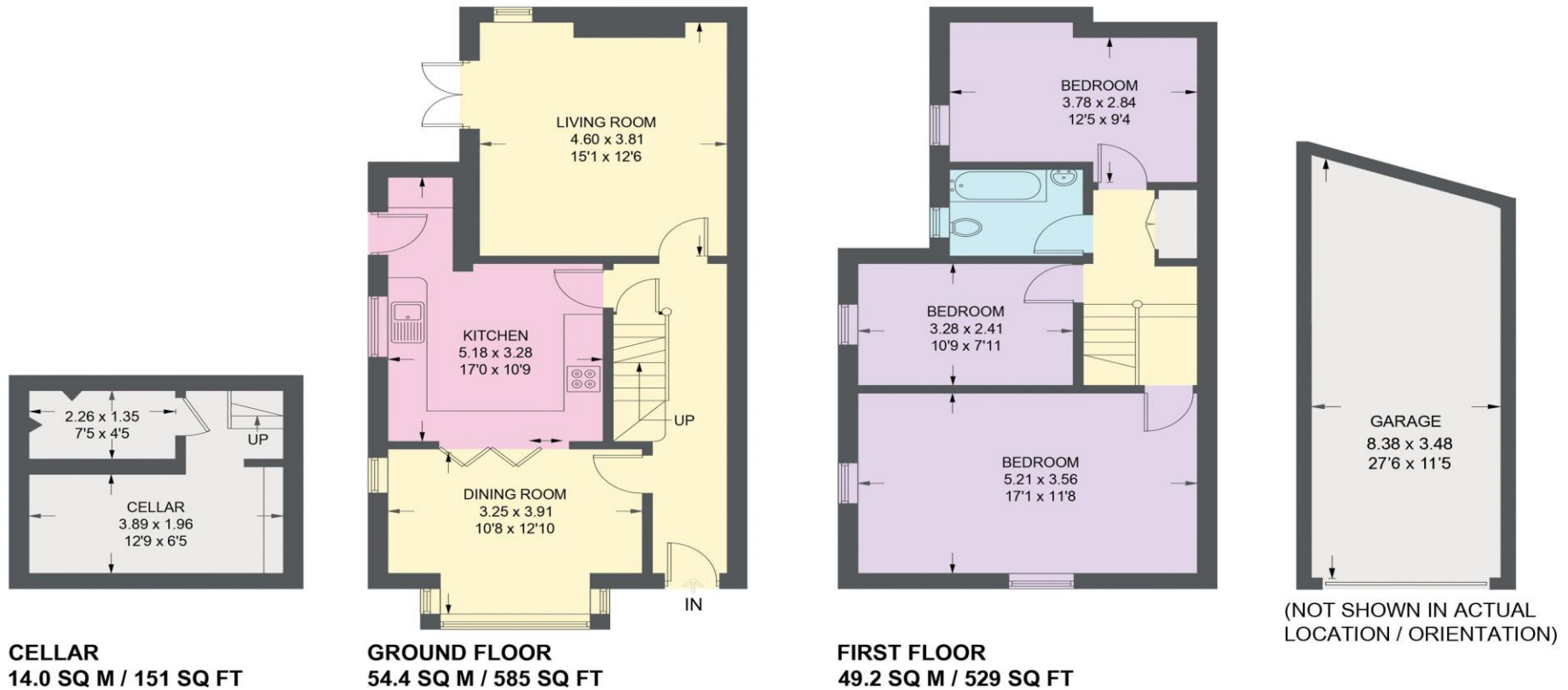


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.