







44 Ridgeway Drive

Sheffield • South Yorkshire • S12 2TE

Guide Price £160,000 - £170,000

Improved by recent owners, is a stylishly presented 2 double bedroom end terrace property in Gleadless, S12. Occupying an enviable plot which incorporates a generous rear garden, low maintenance front garden and hardstanding driveway for multiple vehicles leading to a detached garage. Offering fabulous potential to extend subject to necessary consents. Benefits from recently installed new windows and doors, combination gas central heating and double glazing. The ground floor features a generously proportioned, light and airy front facing lounge styled in modern tones, laminate floor and feature fireplace. Overlooking the garden is a modern dining kitchen fitted with a range of gloss units, complementary worktops and integrated appliances including Zanussi double oven/microwave, warming drawer, induction hob, wine fridge and dishwasher. Freestanding fridge freezer and washing machine are available via separate negotiations. A breakfast bar creates seating and rear uPVC stable door provide direct access to the patio. Stairs styled with on trend wooden panelling leads to 2 double bedrooms, both presented in a modern neutral palette and carpet. The bathroom is equipped with 3-piece white suite, overhead shower and contrasting tiled walls. The loft space is partially boarded incorporating lights and ladders. A low maintenance front garden adjoins a hard standing driveway for multiple vehicles leading to a detached garage. A generous rear garden is designed with stone patio, partial lawn and raised decked seating area enclosed by fencing an complemented by established planting. Ridgeway Drive is well placed for a range of local amenities, links to the ring road, the M1 Motorway network, and within close proximity of Supertram links.





- Attractive End Terrace in S12
- Improved by Recent Owners
- Modern Kitchen & Bathroom
- 2 Double Bedrooms
- Stylishly Presented Throughout

- Recently Installed New Windows and Doors
- Driveway & Detached Garage
- Generous Front & Rear Garden
- Freehold
- Council Tax Band A

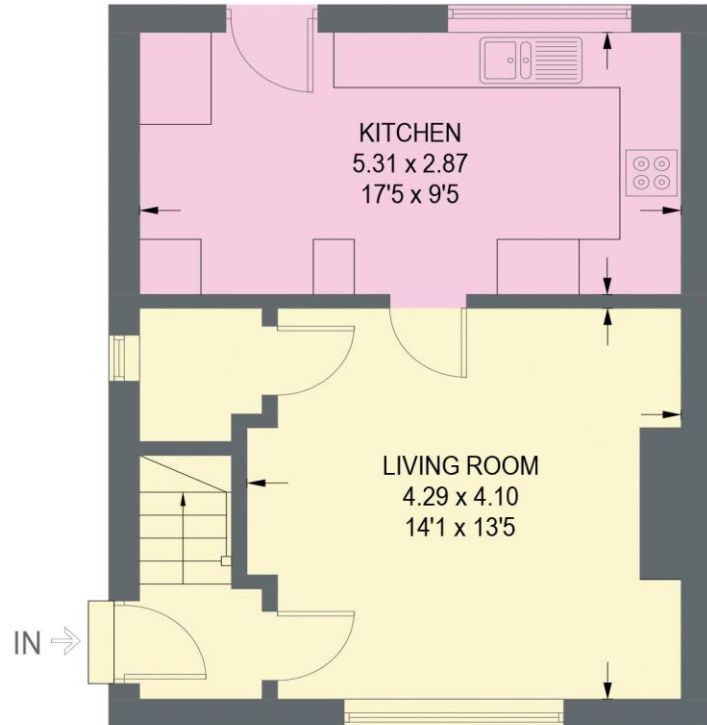


44 RIDGEWAY DRIVE

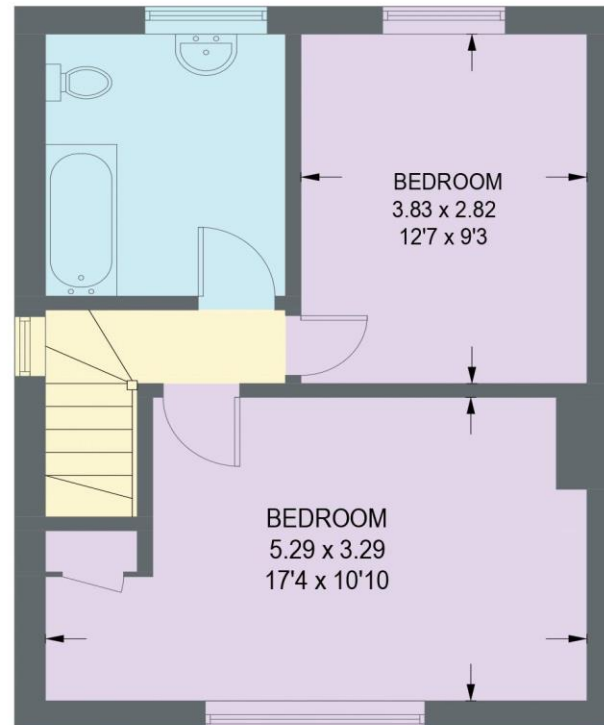
APPROXIMATE GROSS INTERNAL AREA = 76.9 SQ M / 827 SQ FT

GARAGE = 19.9 SQ M / 214 SQ FT

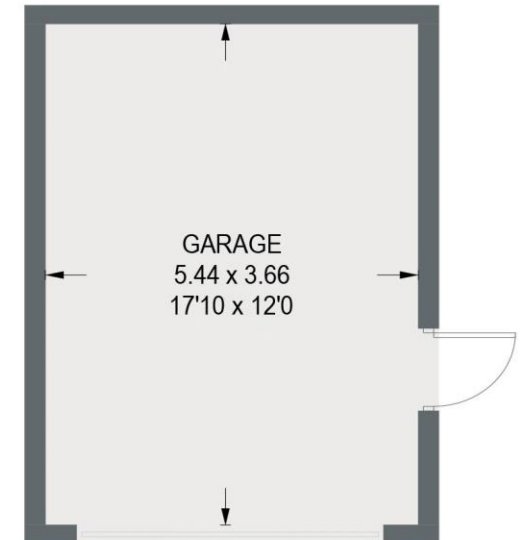
TOTAL = 96.8 SQ M / 1041 SQ FT



GROUND FLOOR
38.7 SQ M / 416 SQ FT



FIRST FLOOR
38.2 SQ M / 411.0 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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