







12 Wingerworth Avenue

Greenhill • Sheffield • S8 7ED

Guide Price £450,000 - £475,000

A spacious, beautifully presented, extended 4-bedroom family home standing in attractive gardens. The property offers light and airy accommodation which benefits from a side extension, offering flexible living space ideal for family life. Features driveway, enclosed rear garden, combination gas central heating and double glazing. The property enters through a composite front door into a welcoming hallway. A cosy front facing living room, presented in modern tones and carpet is complemented by feature fireplace and wooden shutters. The family room is light and airy with rear facing bay window overlooking the superb garden providing a flexible living space. A side extension has created an impressive open plan dining kitchen with separate utility cupboard. A range of wooden kitchen units are topped with solid wooden worktops and include integrated oven, grill and electric hob, providing space for a large fridge freezer. Offering a separate family dining area and French doors to the rear giving direct access to the garden. The first floor comprises 2 good sized double bedrooms, both styled in cheerful décor and grey carpet and a smaller fourth bedroom ideal for a child's bedroom or study. The main bedroom is generous in size designed with shaker style built in wardrobes and stylish ensuite shower room. The family bathroom is equipped with a modern 3-piece white suite, walk in rainfall shower, vanity unit, contemporary tiling and automatic floor lighting. Outside to the front is a generous driveway, to the rear is a fully enclosed landscaped garden designed with partial lawn, and 2 separate attractive stone patio areas, a great outdoor space to dine, relax or entertain. Wingerworth Avenue enjoys excellent facilities including Beauchief tennis club, shops, schools, coffee shops, pubs, restaurants, Graves Park and excellent access to Sheffield, Chesterfield and the motorway network.



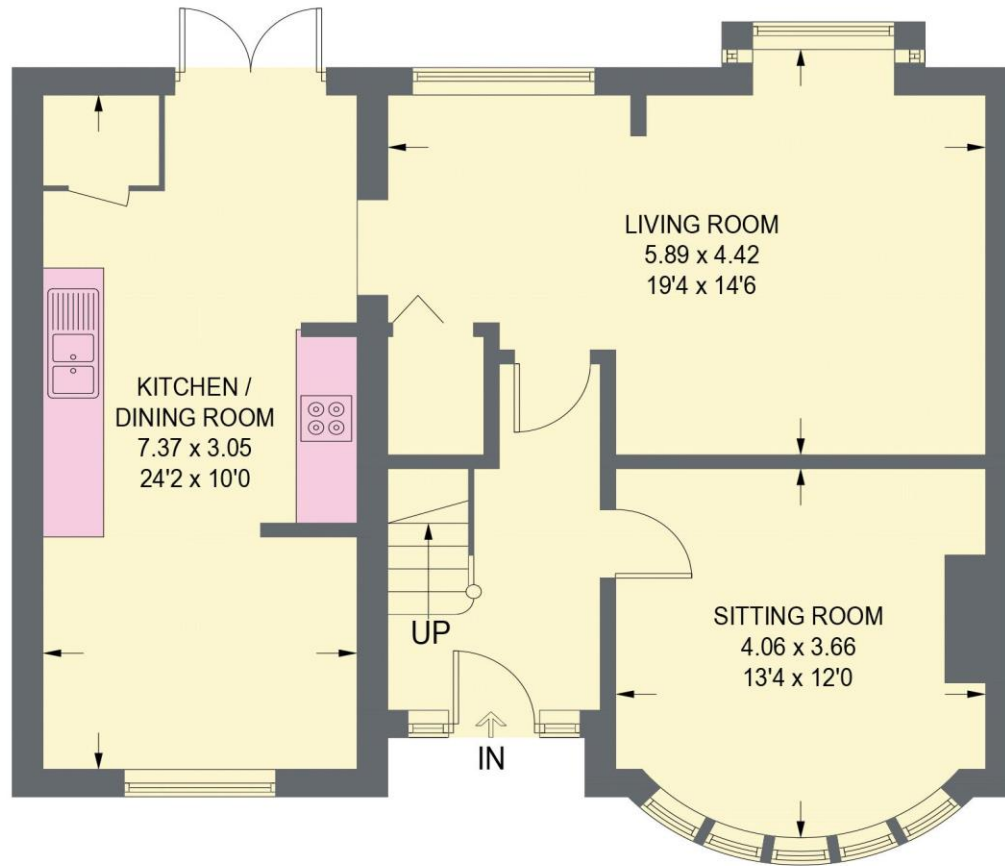


- Stunning 4 Bedroom Family Home
- Effectively Extended
- Beautifully Presented with Modern Interior
- Sought After Location in Beauchief, S8
- Fabulous Flexible Family Living
- Stylish Open Plan Dining Kitchen
- Generous Main Bedroom & Ensuite
- Impressive Landscaped Garden & Terrace
- Leasehold 900 years from 1955 £2.60 every 6 months
- Council Tax Rating C, EPC TBC

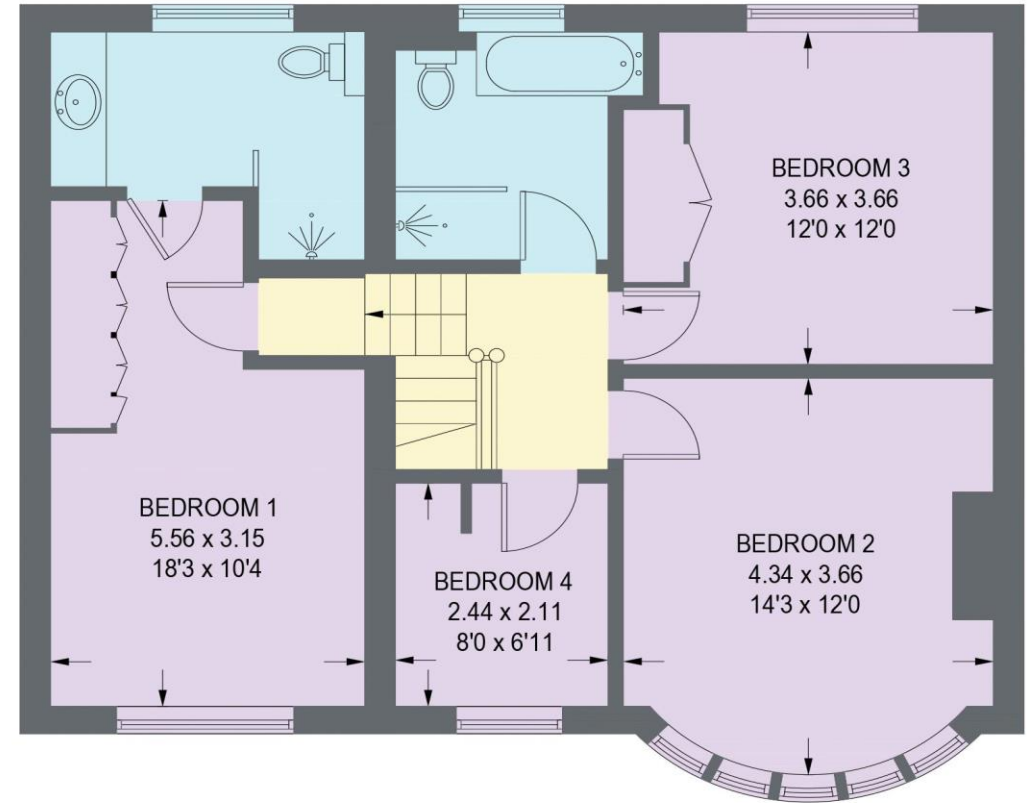


12 WINGERWORTH AVENUE

APPROXIMATE GROSS INTERNAL AREA = 140.2 SQ M / 1509 SQ FT



GROUND FLOOR = 69.8 SQ M / 751 SQ FT



FIRST FLOOR = 70.4 SQ M / 758 SQ FT

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

(IDMRP2025)

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.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868