







33 Farnley Avenue

Wadsley Bridge • Sheffield • S6 1JP

£150,000

A stylish and modern mid-terrace property, offering flexible and attractively-appointed accommodation arranged over 3 levels in this very popular location. Benefitting from uPVC double glazing, modern gas central heating and a south-westerly facing low maintenance garden at the rear. Ideal for 1st time buyers and offered to the market with no onward chain. On the ground floor a stable style front door opens into the living room, which has fitted display shelving and storage to the chimney breast recesses and a tiled fireplace with inset display shelving. A sliding door leads to the kitchen which has a range of modern wall and base units, electric oven, gas hob, space for a washing machine and fridge freezer and wall-mounted, modern Worcester combination boiler. Doors open to the cellar head which provides storage and steps descending to the basement cellar. On the 1st floor there is a double bedroom with fitted wardrobe space, a modern shower room with step-in cubicle, wash basin with shelving beneath, w.c. and stylish, contemporary brick effect tiling to the walls. A versatile study room has fitted storage with a window seat and a staircase leading to an occasional bedroom on the 2nd floor with Velux roof window. Outside, the property is set back from the road and has a lovely sunny, low maintenance garden to the rear with patio providing sitting out and entertaining space, timber gazebo and timber bin store. Long leasehold.





- Mid Terraced
- Stylishly Presented Throughout
- Versatile Study & Occasional Bedroom
- Modern Gas Central Heating
- UPVC Double Glazing
- Convenient & Popular Location
- Lovely South Westerly Rear Garden
- No Onward Chain
- Long Leasehold
- EPC - D

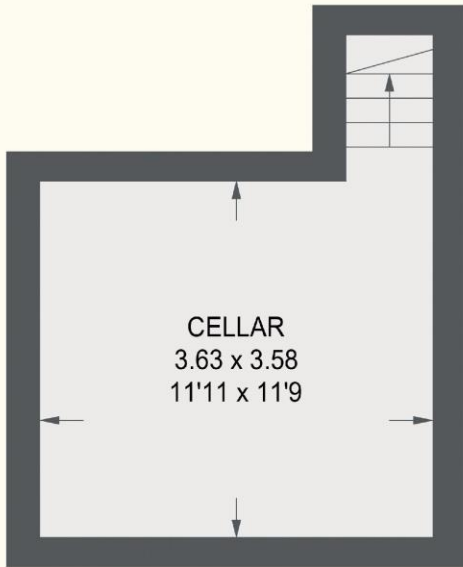


33 FARNLEY AVENUE

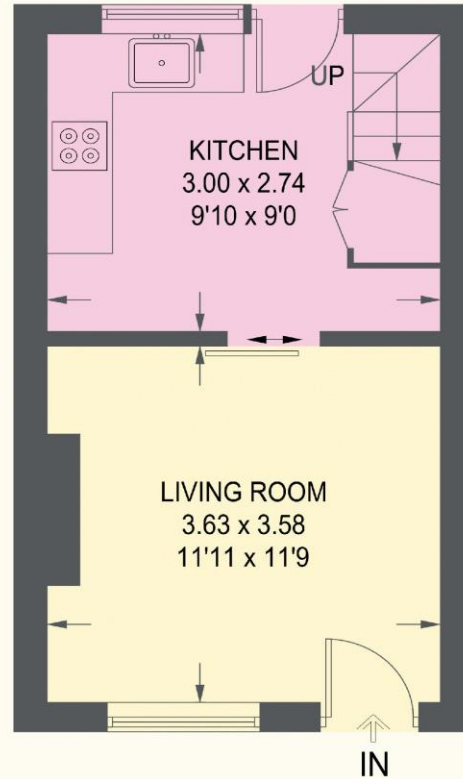
APPROXIMATE GROSS INTERNAL AREA = 61.1 SQ M / 658 SQ FT

CELLAR = 14.3 SQ M / 154 SQ FT

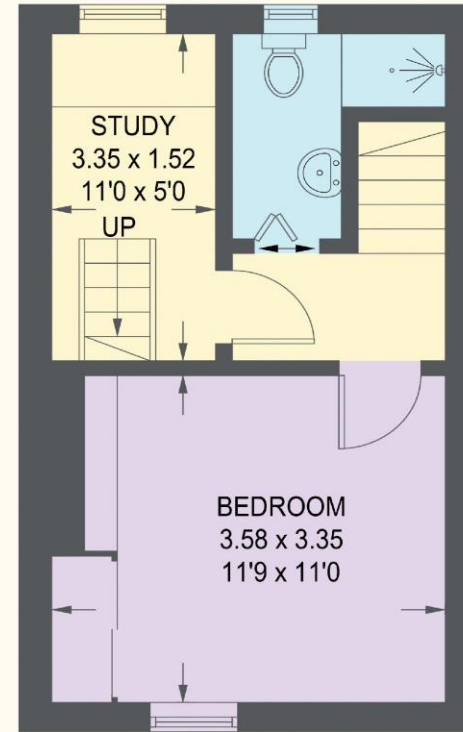
TOTAL = 75.4 SQ M / 812 SQ FT



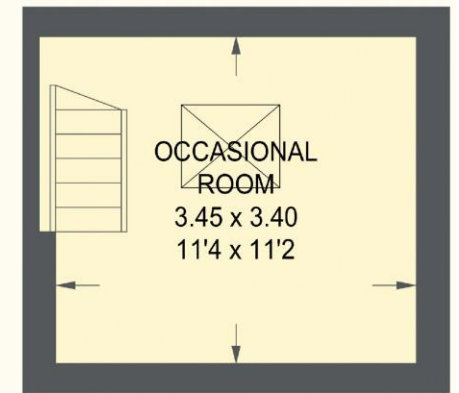
CELLAR
14.3 SQ M / 154 SQ FT



GROUND FLOOR
24.9 SQ M / 268 SQ FT



FIRST FLOOR
24.7 SQ M / 266 SQ FT



SECOND FLOOR
11.5 SQ M / 124 SQ FT

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



haus

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

0114 276 8868