





2 Gillott Road

Wadsley Bridge • Sheffield • S6 1JQ

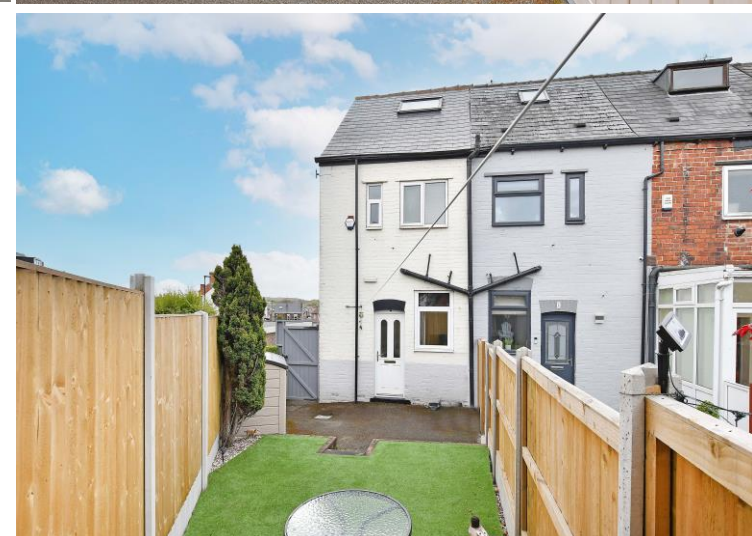
Guide Price £115,000 - £125,000

A well presented, 2 double bedroom, end terraced house in Wadsley Bridge with uPVC double glazing, gas fired central heating and enclosed, easy to maintain garden with no rights of access from neighbouring properties. The composite front door opens into the living room with grey wood effect laminate flooring, front facing window, feature gas fire and pleasant decor. A door opens into the kitchen with a range of light grey floor and wall units, integrated electric hob with extractor over and electric oven, space and plumbing for a washing machine and space for a fridge freezer with black high gloss tiling and wood effect laminate work surfaces. There is a good sized, built in, under stairs storage cupboard which houses the combination boiler and there is trap door access to the cellar. The back door opens from the kitchen into the garden. Stairs rise to the first floor landing with rear facing window. The generous master bedroom is front facing with grey wood effect laminate flooring and nice decor. The family bathroom has a useful storage cupboard, a bath with electric shower over and glass shower screen, WC and basin and is fully tiled in white with a glass tiled border. From the landing, stairs rise to the second floor, double attic bedroom which is currently used as a home office. There is a rear facing Velux window with fitted black out blind and a door into the good sized eaves storage which could easily be used to extend the size of the room if required. Outside, to the rear is a lovely south east facing, enclosed, easy to maintain garden with no rights of access from neighbouring properties. There is an astro turfed lawn and decked seating area. To the front is a forecourt leading to the front door. Gillott Road is in a pleasant cul-de-sac location and is ideally placed for access to a host of local amenities including shops and schools, is within easy reach of Hillsborough and has excellent transport links to the city centre.



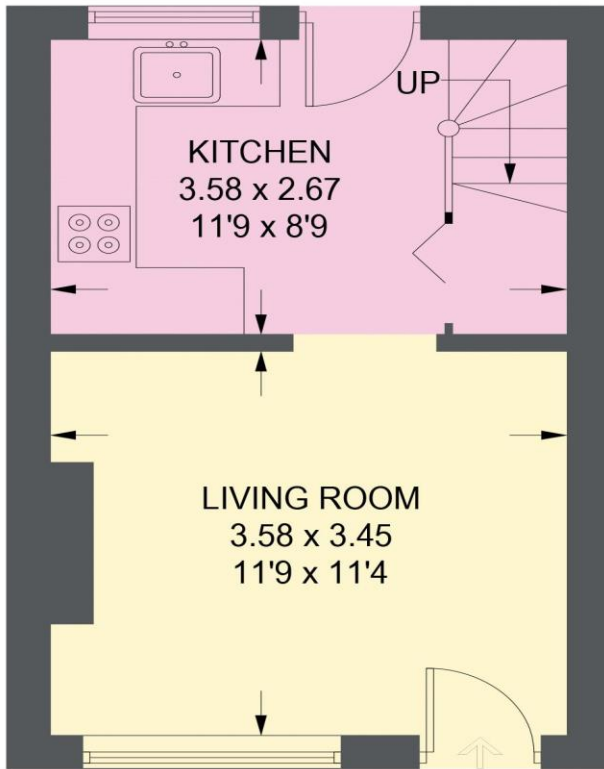
- End Terraced House
- 2 Double Bedrooms
- uPVC Double Glazing
- Modern Fitted Kitchen
- Integrated Appliances

- Good Sized Bathroom
- Intruder Alarm
- Enclosed South East Facing Garden
- Lovely Decor
- Council Tax Band A

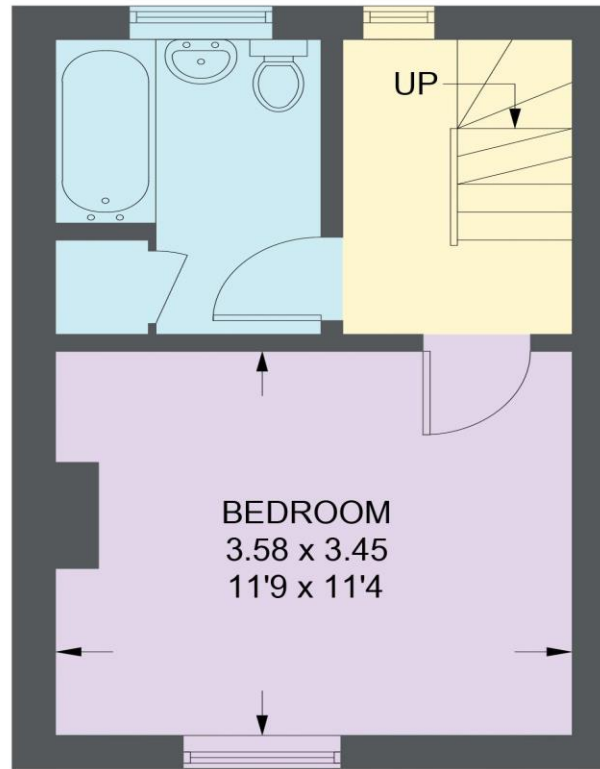


2, GILLOT ROAD

APPROXIMATE GROSS INTERNAL AREA = 55.1 SQ M / 592 SQ FT

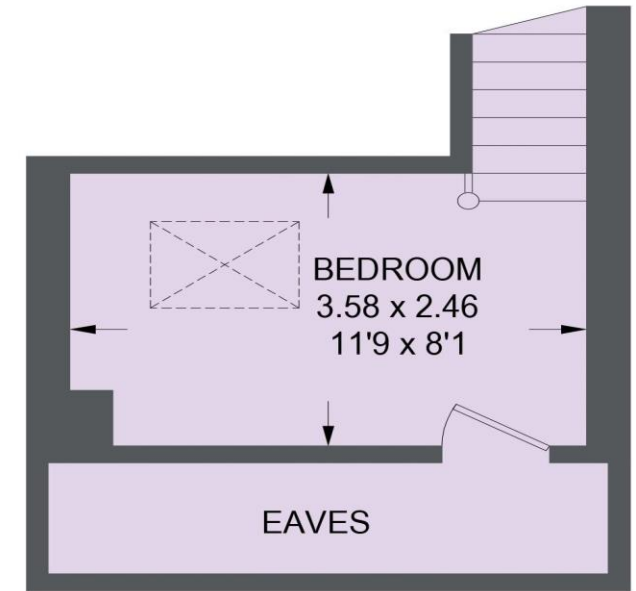


GROUND FLOOR
22.7 SQ M / 244 SQ FT



FIRST FLOOR
22.5 SQ M / 242 SQ FT

 = REDUCED HEADROOM
BELOW 1.5m / 5'0



SECOND FLOOR
9.9 SQ M / 106 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.