



9 Ridgeway Courtyard, Main Road, Ridgeway, Sheffield, South

Offers In The Region Of £375,000

- Beautiful Mews Property
- Three Bedrooms
- Surrounded By Open Countryside
- Off Road Parking
- Sought After Semi-Rural Location
- Two Bathrooms
- Double Glazed Throughout
- Cottage Feel Contemporary Style
- Fabulous Cottage Garden
- Gas Central Heating

Andersons are delighted to offer to the market this superb and beautifully presented three bedroom mews property. Converted and refurbished in a sympathetic manner in 2017 to provide contemporary living in a period property. Situated in the highly desirable village of Ridgeway nestled on the picturesque South East edge of Sheffield and yet only 6.5 miles from the City Centre.

Local shops and amenities can be found close by in Mosborough, or a wider range of shopping and retail outlets can be found at Crystal Peaks and Drakehouse Retail Park. There are also some splendid local walks in the vicinity leading out towards the open countryside or at Rother Valley which also enjoys access to a wide range of water sports.



Council Tax Band: D



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The property is double glazed throughout and has gas fired central heating, a modern kitchen diner and stylish bathroom and en-suite. No. 9 also benefits from a low maintenance garden area to the front, a lovely cottage style garden to the rear and two allocated parking spaces.

The accommodation briefly comprises: Fitted Kitchen Diner, Utility Room, Downstairs W/C and Living Room. First Floor Landing, Master Bedroom with En-Suite, two further Bedrooms and a Family Bathroom

Accommodation

Ground Floor

Kitchen/Diner

Being fitted with a comprehensive range of contemporary shaker style units above and below slate effect works surfaces and up-stands with textured metro style splash backs. Incorporated within these units is a one and a half bowl stainless steel sink with mixer tap, a 4 ring ceramic hob with chimney style extractor over, a single electric oven, integrated dishwasher and integrated fridge freezer. There are recessed ceiling spot lights, a central heating radiator,

ceramic tiled flooring, a double glazed window and timber entrance door.

Utility Room

With contemporary shaker style units above and below slate effect works surfaces and up-stands with textured metro style splash backs. Incorporated within these units is a single bowl stainless steel sink with mixer tap and an integrated washing machine. The central heating combination boiler is located here and there are recessed ceiling spotlights, ceramic tiled floors and a rear entrance door.

Downstairs W/C

Fitted with a modern two piece suite comprising of a low flush w/c and a vanity wash hand basin. There are white metro style tiles to the walls, a central heating radiator, recessed ceiling spotlights and a rear facing double glazed window.

Living Room

A well-presented and well-proportioned reception room which benefits from a front facing double glazed window, two central heating radiators, 'French doors' which lead onto the garden and staircase which has storage below and leads to the first floor accommodation.

First Floor

Landing

Having a spindle balustrade and rear facing velux style window

Bedroom One

A well presented room which benefits from a front facing velux window, a central heating radiator and a dressing area with further rear facing 'velux duo' style double glazed windows.

En-Suite Shower Room

A stylish en suite fitted with a contemporary three piece suite comprising of a walk in shower with glazed screen and thermostatic shower, low flush WC and pedestal wash hand basin. There are ceramic tiles to the walls, an extractor fan, recessed ceiling spotlights and a central heating radiator.

Bedroom Two

With rear facing 'Velux duo' style double glazed windows and a central heating radiator.

Bedroom Three

With front facing 'Velux duo' style double glazed windows and a central heating radiator.

Bathroom

A luxurious family bathroom fitted with a contemporary three piece, white suite comprising of a panelled bath with mixer shower attachment, a low flush WC and vanity wash hand basin with storage below. There are ceiling to floor ceramic tiles with a built in mirror fronted cabinet, an extractor fan, recessed ceiling spotlights, a central heating radiator and a front facing 'Velux' style window.

Outside

There are two parking spaces with the property in the residents only parking area. To the front of the property is a landscaped area with slate based raised beds and paved pathways. The 'cottage style' rear garden is fully enclosed with panelled fencing and benefits from a lawned area with mature floral and shrubs beds. There is a paved seating area, set beneath a pergola with climbers, outside lighting, power and a cold water tap.

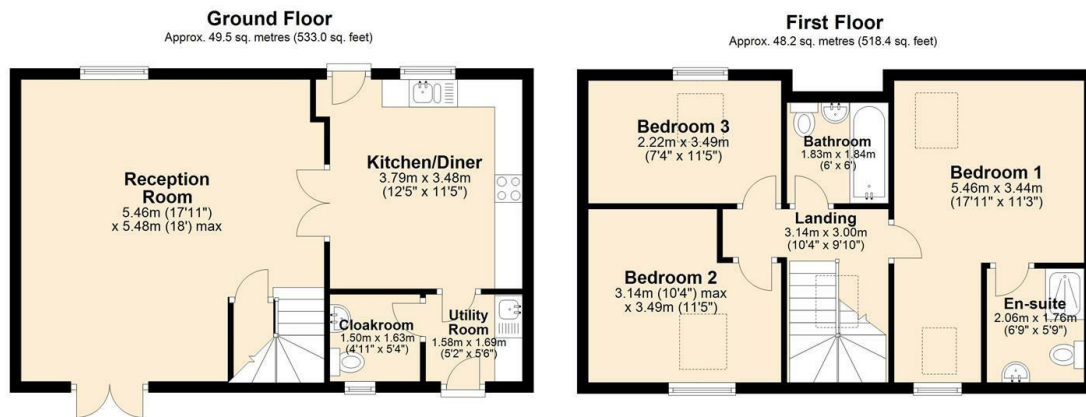
General

Tenure: Freehold

Council Tax Band: D







Total area: approx. 97.7 sq. metres (1051.5 sq. feet)



Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC