



6 Wadsley Park Crescent, Wadsley, Sheffield, South Yorkshire, S6 4BV

Offers In The Region Of £247,500

- Semi Detached Home
- Extremely Well Presented
- Close to Open Countryside
- Gas Central Heating
- Low Maintenance Gardens
- Two Bedrooms
- Popular and Convenient Location
- uPVC Double Glazing
- Off Road Parking
- NO CHAIN

6 Wadsley Park Crescent, Sheffield S6 4BX

Andersons are delighted to offer to the market this delightful and well presented two bedroom semi detached home. Situated on a quiet crescent in the much sought after and ever popular area of Wadsley. Wadsley Park Crescent is close to local shops and amenities, public transport, well-regarded schools, recreational facilities and with great access to the surrounding countryside and Sheffield City Centre. The property benefits from uPVC double glazed windows, gas fired central heating, off road parking and well maintained gardens to the front and rear. Viewings are highly recommended and the property is available with the benefit of no chain.



Council Tax Band: B



ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Having a uPVC entrance door, a central heating radiator, coving to the ceiling and a glazed door that leads into the Living Room.

LIVING ROOM

14'0" x 11'9"

A light and airy reception room which benefits from front and side facing uPVC double glazed windows, two central heating radiators, coving and rose to the ceiling and a feature fireplace with marble effect back and hearth.

A spindle staircase leads to the first floor accommodation.

KITCHEN

11'9" x 6'6"

Being fitted with a comprehensive range of modern units above and below roll top work surfaces, incorporated within is a single drainer stainless steel sink with mixer taps, a double electric oven, a four ring electric hob and extractor hood over. There is also an integrated fridge and freezer, space and plumbing for an automatic washing machine, tiled splashbacks, a sealed unit double glazed window, a useful understairs storage cupboard and glazed double doors which lead into the conservatory.

CONSERVATORY

10'7" x 10'3"

Being of uPVC construction and having wood effect flooring with wall lights and a central heating radiator.

FIRST FLOOR

LANDING

Having access to the loft and storage space.

BEDROOM ONE

11'9" x 8'2"

Having a front facing uPVC double glazed window, coving to the ceiling, a central heating radiator and a range of built in wardrobes.

BEDROOM TWO

11'9" x 6'6"

Having a rear facing uPVC double glazed window which provides views onto the rear garden, a central heating radiator, coving to the ceiling and a range of built in bedroom furniture.

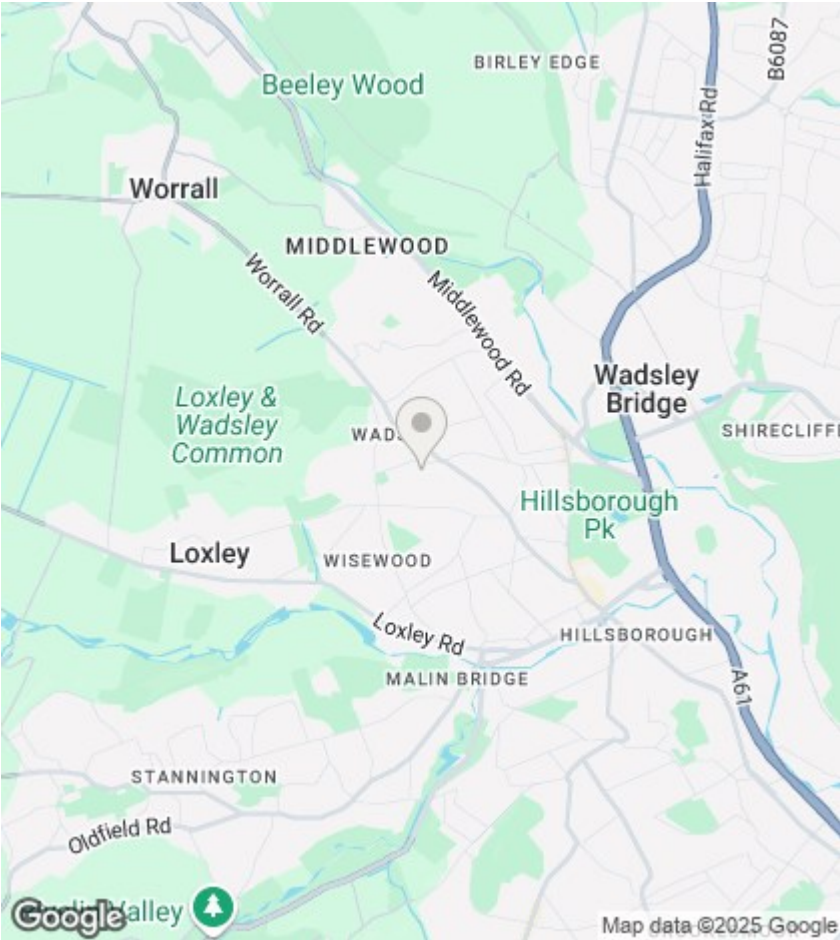
BATHROOM

8'9" x 4'5"

Fitted with a three piece suite comprising of a 'walk in ' with a MIRA electric shower over, a low flush w/c and a pedestal wash hand basin. The bathroom is fully tiled and has a chrome effect ladder style towel radiator, a side facing uPVC double glazed window and useful airing cupboard.

OUTSIDE

To the front of the property sees a low maintenance graveled garden with paved path, a driveway provides car standing space and in turn leads to the side of the property. To the rear is a very pleasant landscaped garden with a paved path and terraced area of artificial turf and brick built store.



Directions

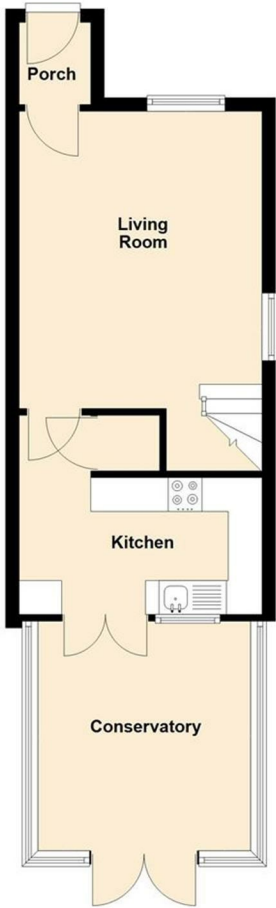
Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Approx. 39.2 sq. metres (422.0 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.3 sq. feet)

