



22 Middlewood Chase, Wadsley Park Village, Sheffield, South Yorkshire, S6 1TW

Offers In The Region Of £300,000

- Extended Semi Detached Home
- Two Recently Fitted Bathrooms
- Good Sized Kitchen Diner
- uPVC Double Glazing
- Close to Amenities and Open Countryside
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Popular Residential Area
- Well Presented Accommodation Throughout

22 Middlewood Chase, Sheffield S6 1TW

'Definitely, Maybe' the best extended three bedroomed semi-detached home available on market at the moment. Having been successfully extended and being well suited for the 'rock 'n' roll' star who requires a low maintenance and easily managed home. The property benefits from well presented accommodation throughout, recently refitted bathrooms, uPVC double glazing, gas central heating, useful storage room, gardens to the rear and a driveway providing ample parking. Situated in the 'Oasis' of Wadsley Park Village, which 'Some Might Say' is extremely sought after, with its close proximity to a wide range of shops and other amenities, ideal to pick up your 'Cigarettes & Alcohol', in Hillsborough, open countryside and the Supertram which opens up the entire city. This 'Supersonic' property is an ideal purchase for a FTB or young family who may want to 'Live Forever' in this fabulous property. So 'Don't look back in anger' and book a viewing today.



Council Tax Band: C



ACCOMODATION

GROUND FLOOR

ENTERANCE HALL

Having a composite entrance door, coving to the ceiling, and internal doors which lead to the store rooms and living room

STORE ROOM ONE

7'10" x 6'11"

With electric roller doors, a central heating radiator, power and light

STORE ROOM TWO

7'10" x 8'11"

With power, light and shelving

LIVING ROOM

13'1", 98'5" x 10'5"

A well proportioned and airy living room benefiting from a front facing uPVC double glazed window, a central heating radiator, coving to the ceiling and an electric wall mounted fire.

KITCHEN/DINER

18'8" (max) x 7'10" (max)

Fitted with a comprehensive range of units above and below roll top worksurfaces, incorporated within is a 1 1/2 bowl sink with mixer taps, a single electric oven with four ring gas hob and extractor hood over. There is an integrated dishwasher, space and plumbing for an automatic washing machine, space for a fridge freezer, tiled splash backs, coving to the ceiling, a uPVC double glazed window and recessed spotlights. In the dining area there is a central heating radiator and french doors which open into the sun room

SUN ROOM

14'5" x 8'9"

A fantastic addition to the property offering a myriad of uses. Having side facing and rear facing uPVC double glazed windows, a velux window, laminated flooring, recessed spot lights and french doors which open onto the garden.

FIRST FLOOR

LANDING

Having a spindle balustrade, useful storage

cupboard, a central heating radiator, a side facing uPVC double glazed window and access to the loft space.

BEDROOM ONE

12'5" x 9'1"

Having a front facing uPVC double glazed window, a central heating radiator and built in wardrobes.

EN-SUITE

Being recently fitted with a modern three piece suite comprising of a corner shower cubicle with a twin head thermostatic shower, a built in vanity unit with sink, w/c and storage. There are also tiled floors and walls, a ladder style central heating radiator, an extractor fan and a front facing uPVC double glazed window.

BEDROOM TWO

10'3"x 8'8"

Having a rear facing uPVC double glazed window, a central heating radiator and built in wardrobes.

BEDROOM THREE

Having a rear facing uPVC double glazed window and a central heating radiator.

FAMILY BATHROOM

Fitted with a stylish and sleek three piece suite comprising of a paneled bath, a fitted vanity sink, w/c and storage. There are also tiled walls and floor, a chrome ladder style radiator, a shaving point, extractor fan and recessed spot lights.

OUTSIDE

To the front of the property sees an area of car standing space. Secure gated access leads to the side of the property and in turn to the low maintenance block paved rear garden, which is enclosed and made private with timber fencing. There is a timber shed and additional storage to the side.



Directions

Viewings

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

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. 59.5 sq. metres (640.0 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)

