



Wardlow Road,

welcome to

Wardlow Road,

****GUIDE PRICE £210,000-£220,000**** Lovely three-bedroom semi-detached home in the sought-after area of Frecheville. Close to local shops and amenities, it offers a generous lawned garden, double driveway and is well worth viewing. Viewings highly recommended.



Hallway

Side entrance door, understairs cupboard and stairs leads to the first floor accommodation.

Lounge

Two front facing double glazed windows and radiator.

Kitchen

Having a range of wall and base units and rolled edge work surfaces with tiled splash backs. Electric oven and hob with extractor above, built in microwave. Integrated fridge and freezer. An opening leads to the dining room.

Dining Room

Double glazed windows and French doors leads to the rear garden, radiator.

Utility Room

Having a wash hand basin. Space and plumbing for washing machine. The central heating boiler is housed in this room, a door leads to the garden.

Landing

Side facing double glazed window and loft access can be obtained.

Bedroom One

Front facing double glazed bay window and radiator.

Bedroom Two

Rear facing double glazed window and radiator.

Bedroom Three

Front facing double glazed window and radiator.

Bathroom

A suite comprising bath with shower above, wc and wash hand basin. Partial tiling to the walls and floor, radiator and rear facing double window.

Gardens

To the rear of the property is a generous sized lawned and paved seating area.

Driveway

There is a double driveway to the front of the property.



view this property online williamhbrown.co.uk/Property/CPK114596



welcome to Wardlow Road,

- Semi detached property
- Three bedrooms
- Good access to local amenities
- Double driveway
- Generous sized rear garden

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114596



Property Ref:
CPK114596 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk