



Marketing Preview



70 Wadsworth Drive, Sheffield, S12 2DF

£200,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



****GUIDE PRICE £200,000- £210,000** CHAIN FREE!** Ready to move into is this three bedroomed semi detached property. Ample off road parking and detached garage. Great local amenities and transport links. Good road networks to the city centre and M1. Great buy for first time buyers, downsizers or investors.

SUMMARY

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HALLWAY

Entrance through a uPVC door with obscure glass panel into the hallway with neutral decor and carpeted flooring. Ceiling light, smoke alarm and radiator. Stairs rise to the first floor landing, door to the lounge.

LOUNGE 12'0" x 14'4"

A bright and spacious lounge with bow window overlooking the front of the property. Neutrally decorated and with carpeted flooring. Ceiling light, radiator and Adams fireplace with marble hearth and back and gas fire. Open to the dining room.

DINING ROOM 8'3" x 10'10"

Open from the lounge with continued decor and flooring. Ceiling light, radiator and sliding patio doors to the garden. Door to the kitchen.

KITCHEN 7'1" x 10'1"

Ample wall and base units with contrasting worktop and tiled splash backs. Stainless steel one and a half sink with chrome mixer tap. Integrated gas hob, electric oven and extractor fan. Space for an under counter fridge and automatic washing machine. Neutral decor, tile effect flooring and window overlooking the garden. Understairs storage cupboard and side door to the driveway.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing Ceiling light, side window and smoke alarm. Loft access, cupboard with combi boiler. Doors to the three bedrooms and bathroom.

BEDROOM 1 8'10" x 12'7"

A good sized double bedroom with room to accommodate a double bed and built in wardrobes. Ceiling light, radiator and window. Neutral decor and carpeted flooring.

BEDROOM 2 8'7" x 12'1"

A further double bedroom with room to accommodate a double bed, neutral decor and wood effect flooring. Window overlooking the garden. Ceiling light and radiator.

BEDROOM 3 6'0" x 7'2"

Neutrally decorated and with carpeted flooring. Ceiling light, radiator and window.

BATHROOM 6'0" x 6'6"

Fully tiled walls and flooring. Comprised of a bath with electric shower, pedestal sink and close coupled WC. Ceiling light, obscure glass window and chrome ladder style radiator.

OUTSIDE

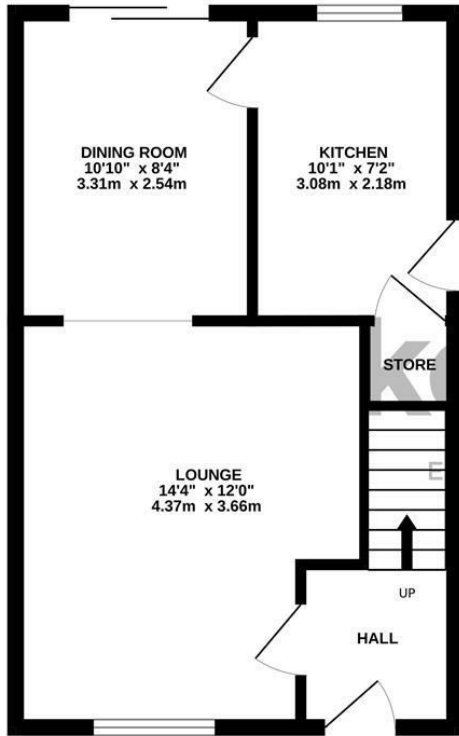
A low rise wall marks the front boundary line with a driveway

to the side that leads to the detached garage. Metal gates close to create security and encloses the rear garden with patio. Lawns to the front and rear.

PROPERTY DETAILS

- LEASEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B

GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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	

