

## Marketing Preview



**63 Wadsworth Avenue, Sheffield, S12 2DG**

**£190,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





A fantastic opportunity to purchase this three bedroom semi-detached property which is situated on a quiet cul-de-sac in a great location. The property has a rear extension, extending the living space and kitchen area and offering an enclosed garden, detached garage and recently laid driveway. Close to shops and bus routes. Good road networks to the City Centre and M1 Motorway.

## SUMMARY

A fantastic opportunity to purchase this NEWLY DECORATED three bedroom semi-detached property which is situated on a quiet cul-de-sac in a great location. The property has a rear extension, extending the living space and offering an enclosed garden, detached garage and recently laid driveway. Close to shops and bus routes. Good road networks to the City Centre and M1 Motorway.

## PORCH

Having a ceiling light, carpeted flooring and door to the lounge.

## LOUNGE 15'0" x 14'4"

Comprising of painted walls and carpeted flooring. Feature fireplace with a wooden surround, tiled hearth and coal effect gas fire. Telephone point, TV point, smoke alarm and central heating thermostat. Two ceiling lights, two radiators and window. Stair rise to the first floor and door to the dining room.

## DINING ROOM 9'2" x 16'10"

A great extra living space with painted walls and carpeted flooring. Two ceiling lights, two radiators and sliding patio doors to the rear. Open to the kitchen.

## KITCHEN 7'1" x 15'9"

Having ample wall and base units, contrasting worktops and tiled splash back. One and a half sink with a mixer tap. Space for a freestanding cooker and under counter space for a fridge, freezer and washing machine. Burglar alarm keypad and smoke alarm. Combi boiler, wood effect flooring and under stairs storage cupboard. Two ceiling lights, window to the rear and side door to the garden.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, smoke alarm and window. Access to the loft, storage cupboard with shelving and doors to the three bedrooms and bathroom.

## BEDROOM ONE 8'10" x 12'7"

A double bedroom with wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front.

## BEDROOM TWO 8'6" x 12'1"

A second double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

## BEDROOM THREE 5'11" x 9'0"

A third bedroom with wallpapered walls and carpeted flooring. Ceiling light, radiator and window. Built in wardrobes and a built in single bed with storage underneath.

## BATHROOM 6'1" x 6'9"

Comprising of a bath with a plumbed in shower, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and tiled flooring.

## OUTSIDE

To the front of the property is a slate chippings area and block paved driveway with ample off road parking which leads to a detached garage with a new roof.

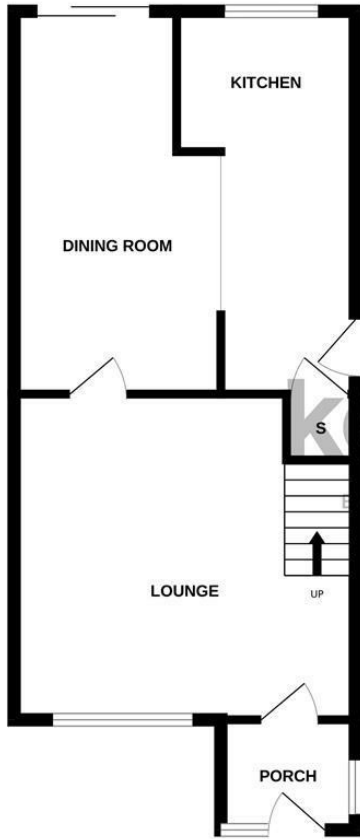
To the rear of the property is an enclosed garden with a patio, lawn and steps which ascend to fruit trees.

## PROPERTY DETAILS

- LEASEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B

GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR  
372 sq.ft. (34.5 sq.m.) approx.

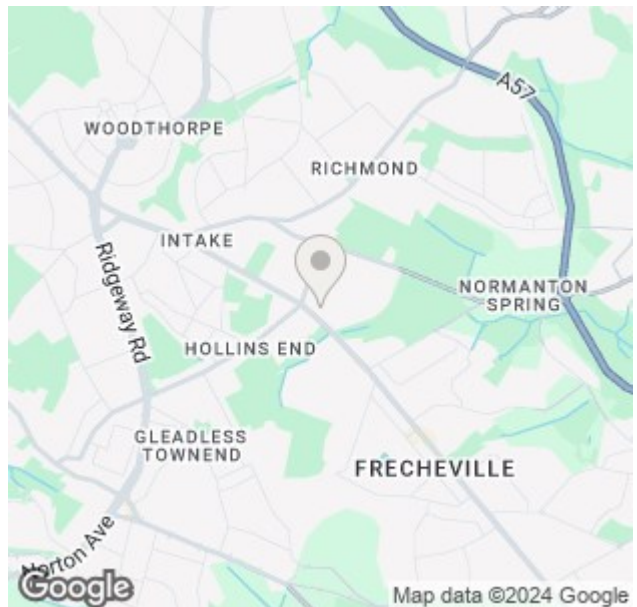


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ESTATE AGENTS

TOTAL FLOOR AREA : 871 sq.ft. (80.9 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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