



**Baxter Drive Wadsley Bridge Sheffield S6 1GH**  
**Guide Price £260,000**

# Baxter Drive

Sheffield S6 1GH

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GUIDE PRICE £260,000-£270,000 \*\* FREEHOLD \*\* Situated in the popular residential area of Wadsley Bridge near the end of this quiet cul-de-sac is this effectively extended, four bedroom, two bathroom detached property which enjoys gardens to both the front and rear and benefits from a driveway and garage, uPVC double glazing and gas central heating. In brief, the living accommodation comprises: front uPVC door which opens into an entrance lobby which has a useful storage cupboard and access into the lounge. The lounge has a lovely bay window which allows lots of natural light, while the focal point of the room is the gas fire set in the attractive surround. A door then opens into the kitchen/diner which has a modern and contemporary range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven and dishwasher along with housing and plumbing for a washing machine and space for a fridge freezer. The boiler is housed in the corner of the room. Ample space for a dining table and chairs. Double doors open onto the rear garden. From the lounge, an open plan staircase rises to the first floor landing with access into the loft space, a useful storage cupboard, the four bedrooms and the principal bathroom. The master to the front benefits from fitted wardrobes. Double bedroom two benefits from eaves storage and an en suite which includes a shower cubicle, WC and wash basin. The main bathroom comes with a four piece suite including bath, separate shower cubicle, WC and wash basin.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- ATTRACTIVE VIEWS
- FOUR BEDROOMS/TWO BATHROOMS
- GARAGE & UTILITY
- DRIVEWAY
- TIERED REAR GARDEN
- AMENITIES CLOSE-BY





**OUTSIDE**

A low wall encloses the the front lawn. A block paved driveway leads to the integral garage which benefits from electric and light. To the rear of the garage is a useful utility room. The fully enclosed tiered rear garden includes a patio, seating area, a wooden decked terrace, garden shed and lawn.

**LOCATION**

With excellent shopping facilities close by including a Sainsburys and Kilner Way Retail Park. Local schools. Excellent public transport links with easy access to Sheffield City Centre.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band B.

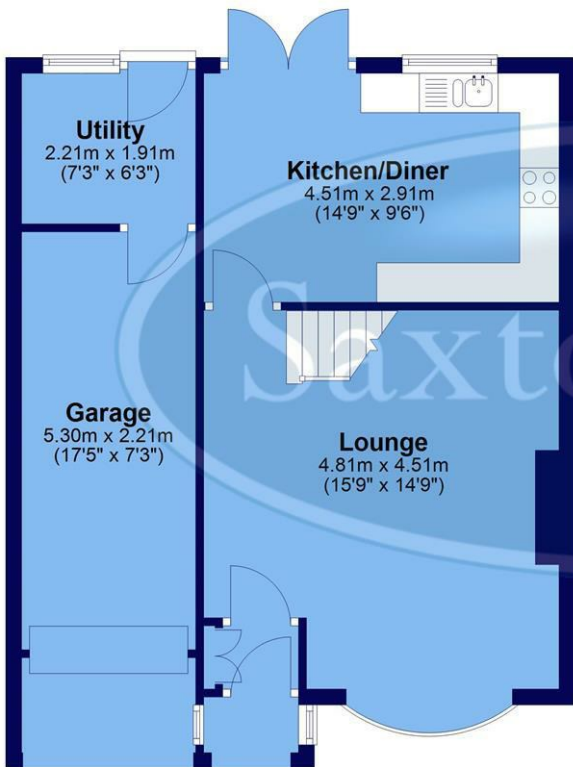
**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

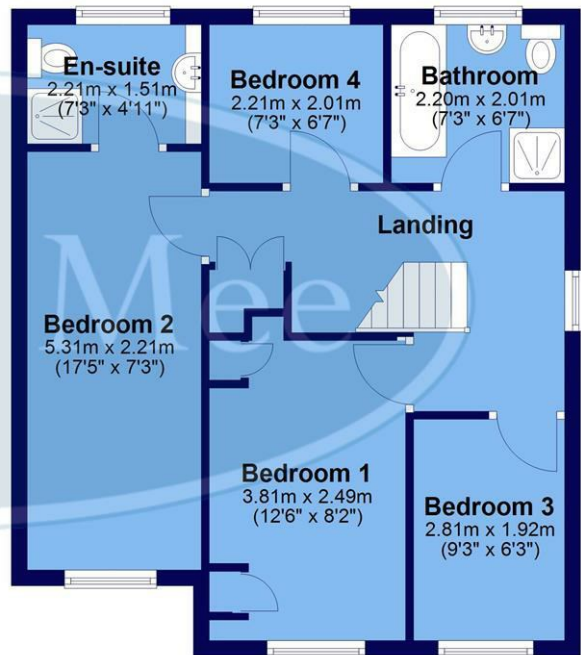
## Ground Floor

Approx. 56.4 sq. metres (607.0 sq. feet)



## First Floor

Approx. 51.2 sq. metres (551.1 sq. feet)



Total area: approx. 107.6 sq. metres (1158.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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