



Vainor Road Wadsley Sheffield S6 4AP  
Offers Around £425,000

## Vainor Road

Sheffield S6 4AP

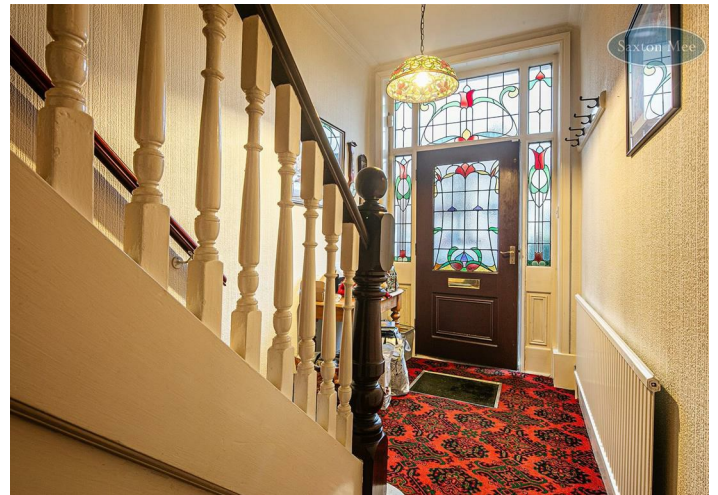
Offers Around £425,000

**\*\* NO CHAIN \*\* DRIVEWAY & GARAGE \*\* SOUTH FACING REAR GARDEN \*\***

Viewing is essential to appreciate the accommodation on offer of this substantial, four double bedroom, two bathroom semi detached property which enjoys a lovely south facing rear garden. The property has a host of original features including the original staircases and benefits from high ceilings, gas central heating, a driveway and detached garage. Set over four levels, the spacious living accommodation briefly comprises: the original front door with lead lined window and surround opens into the entrance hall with a door opening to the cellar head with steps leading down to the cellar with two large rooms, providing useful storage. Access into the lounge, dining room and kitchen. The well proportioned window has a bay window allowing lots of natural light, there is original coving and ceiling rose, while the focal point is the gas fire set in a feature fireplace. The dining room has parquet flooring, a rear entrance door and again the focal point is the fireplace. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the five ring hob with extractor above. Integrated appliances include two electric ovens and a microwave along with housing and plumbing for a dishwasher and under-counter fridge. From the entrance hall, a staircase rises to the first floor landing with space for a home office and access into three bedrooms and the family bathroom. Bedroom one has two front facing windows allowing lots of light and benefits from an en suite shower room. Double bedroom two over looks the rear garden and benefits from fitted wardrobes. Double bedroom three is again rear facing. The bathroom comes with a three piece suite including bath with overhead shower, WC, wash basin and storage cupboard. A further staircase rises to the second floor landing and attic bedroom four with two Velux.

- EARLY VIEWING ADVISED
- UNIQUE OPPORTUNITY
- SPACIOUS ACCOMMODATION THROUGHOUT
- FOUR BEDROOMS/TWO BATHROOMS
- SOUTH FACING REAR GARDEN/DRIVEWAY & GARAGE
- POPULAR RESIDENTIAL AREA WITH GOOD LOCAL SCHOOLS & AMENITIES CLOSE-BY





**OUTSIDE**

A low wall encloses the front forecourt. A driveway to the side of the property leads to the garage. A gate gives access to the south facing rear garden which includes a brick built WC, patio and two lawns with attractive planted borders.

**LOCATION**

The property is situated in the popular area of Wadsley, close to all local amenities, good reputable schools and public transport facilities. The Peak District is a few minutes drive away and Wadsley and Loxley Common is a short walk away. Easy access to Sheffield City Centre.

**MATERIAL INFORMATION**

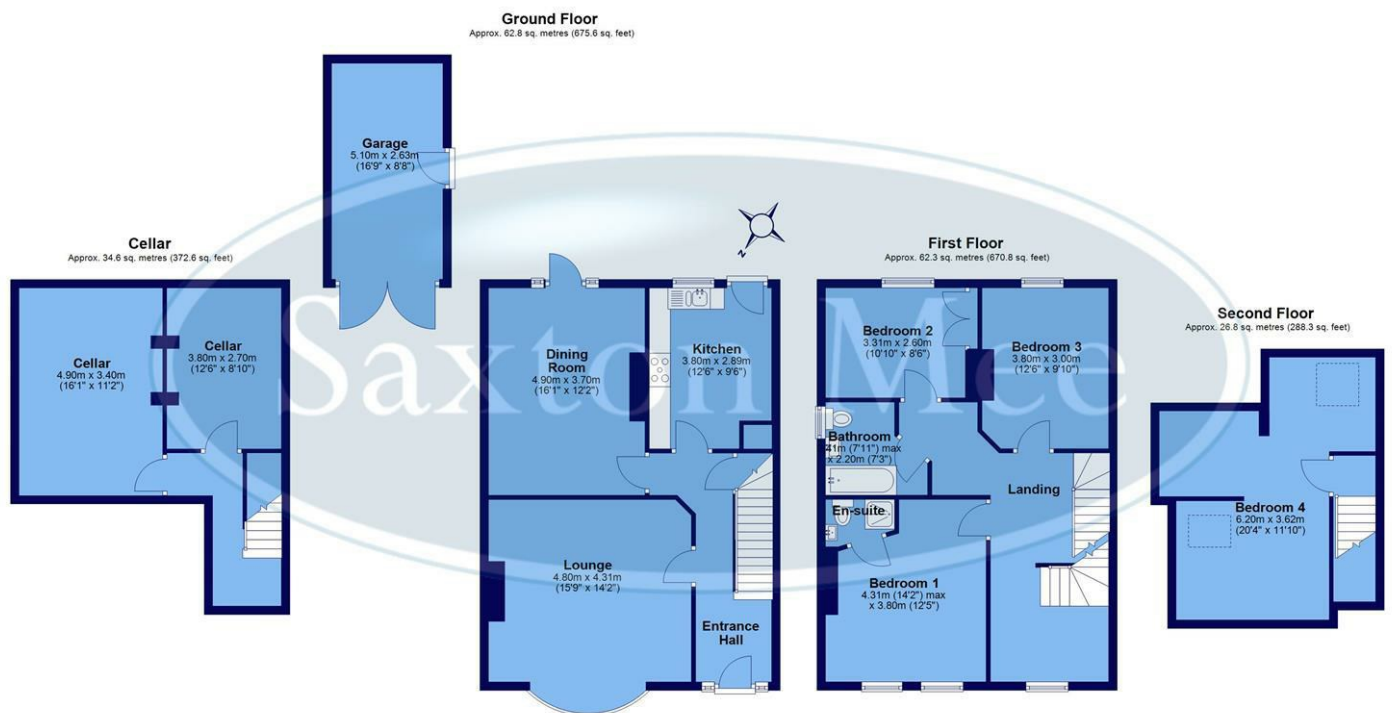
The property is Leasehold with a term of 800 years running from the 29th September 1913. The property is currently Council Tax Band C.

**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.

# Saxton Mee



Total area: approx. 186.5 sq. metres (2007.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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**Hillsborough**  
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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		58	83

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		48	80

EU Directive 2002/91/EC