



Walshaw Road Worrall Sheffield S35 0AS
Offers Around £475,000

Walshaw Road

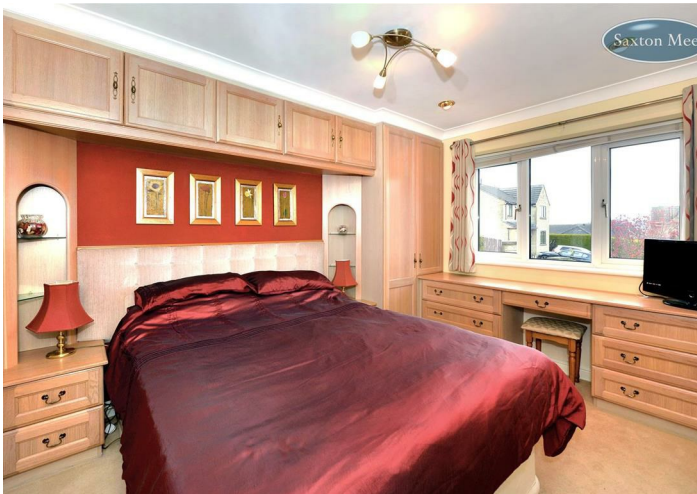
Sheffield S35 0AS

Offers Around £475,000

**** FREEHOLD ** SOUTH FACING REAR GARDEN ** NO CHAIN **** Situated on this quiet cul-de-sac on this admirable plot is this generously proportioned, stone built, three bedroom, two bathroom, two reception room detached bungalow. The property enjoys landscaped gardens to both the front and rear and benefits from a driveway providing off-road parking, an integral garage, carport, solar panels, uPVC double glazing and gas central heating. In brief, the living accommodation comprises front uPVC door and porch with access into the spacious entrance hall with a storage cupboard. There is access into the kitchen, dining room, lounge, three bedrooms and the principal bathroom. The kitchen has a range of wall, base and drawer units with complementary work surfaces which incorporate the sink, drainer and the four ring ceramic hob with extractor above. There is a new integrated electric oven, fridge and dishwasher along with housing for a microwave. A door then opens into the utility with housing and plumbing for a washing machine, the wall mounted new gas boiler, space for a fridge freezer and a rear composite entrance door. Access into the integral garage with high ceilings and access into a loft space as well as benefiting from electric, lighting and an electric door. The good size lounge has a gas fire set in a stone surround. Accessed from both the lounge and dining room is the garden room which has a sliding patio door opening onto the rear garden and is perfect for enjoying the views. The three bedrooms all benefit from fitted wardrobes. The master comes with an en suite shower room with WC and wash basin in a vanity unit. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- VIEWING IS A MUST!
- OVER 1,422 SQUARE FOOT
- SOUTH FACING REAR GARDEN
- AMPLE OFF-ROAD PARKING, GARAGE & CAR PORT
- THREE BEDROOMS, TWO BATHROOM
- LOUNGE, DINING ROOM, KITCHEN & GARDEN ROOM
- SOUGHT AFTER LOCATION WITH LOCAL SCHOOLS, AMENITIES & EASY ACCESS TO SHEFFIELD CITY CENTRE
- ON THE DOORSTEP TO LOCAL COUNTRYSIDE





OUTSIDE

A block paved driveway provides ample off-road parking, this leads to the integral garage and car port both with electric doors, the car port has access to the rear garden. To the front is an artificial lawn, gravelled area and seating area with attractive planted borders. To the rear is a south facing, fully enclosed garden which includes a large patio, artificial lawn, gravelled area, slate chipped area and an abundance of plants and shrubs. There is a vegetable patch with established fruit trees, two garden sheds, outside lighting and water.

LOCATION

Located in this extremely popular residential area of Worrall within the catchment of local schools including Oughtibridge Primary and Bradfield Secondary. Excellent local amenities in Oughtibridge including a Co-Op Supermarket. Public transport links and easy access to Sheffield City Centre. On the doorstep of attractive countryside and beautiful walks.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

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. 132.1 sq. metres (1422.3 sq. feet)



Total area: approx. 132.1 sq. metres (1422.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		76	78
	EU Directive 2002/91/EC		