

Saxton Mee



Wadsley Lane Wadsey Sheffield S6 4EF
Guide Price £325,000



Wadsley Lane

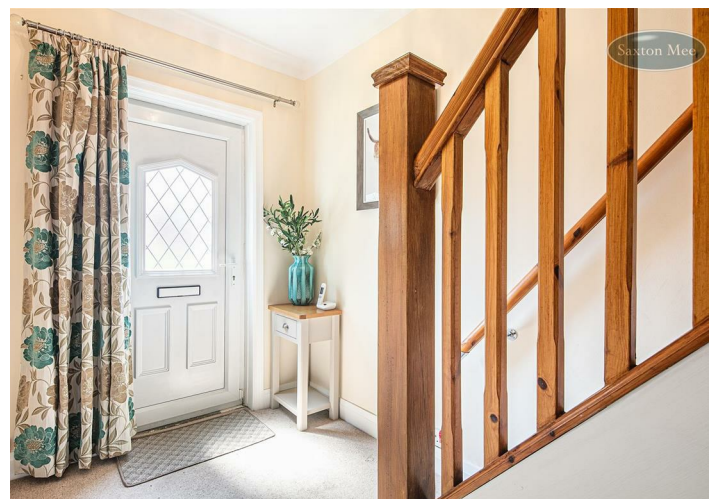
Sheffield S6 4EF

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GUIDE PRICE £325,000-£350,000 ** FREEHOLD ** NO CHAIN ** Situated in the popular residential area of Wadsley is this three bedroom detached property which enjoys lovely rear gardens and benefits from designated parking to the front, a detached garage, a brand new kitchen, a recently installed boiler, double glazed windows and gas central heating. Well presented throughout, the living accommodation briefly comprises front door which opens into the entrance hall with access into the lounge and kitchen. The lounge to the front has ceiling coving, picture rail and a lovely bay window which allows lots of natural light. The focal point of the room is the feature fireplace with a gas fire. The brand new kitchen has a modern and contemporary range of wall, base and drawer units with contrasting work tops which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven and slimline dishwasher along with housing and plumbing for a wash dryer. There is an under stair cupboard, rear entrance door and access into the separate dining room which has an electric fire. From the entrance hall, a staircase rises to the first floor landing with access into the boarded loft space, the three bedrooms and the bathroom. The good size master has a bay window, making this a bright and airy space and has ample space for furniture. Double bedroom two overlooks the rear garden and benefits from alcove hanging and shelving. Single bedroom three is front facing. The bathroom comes with a well appointed, modern three piece suite including bath with electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- LOVEY FAMILY HOME
- LOUNGE & SEPARATE DINING ROOM
- MODERN KITCHEN
- WELL APPOINTED BATHROOM
- DESIGNATED PARKING & DETACHED GARAGE
- TIERED REAR GARDEN
- FANTASTIC LOCATION WITH AMENITIES, LOCAL SCHOOLS AND TRANSPORT LINKS





OUTSIDE

There is designated parking to front with a driveway to the side which leads to the detached garage. To the rear is a tiered garden with lawn areas and well established beds.

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 into Hillsborough and Sheffield City Centre.

MATERIAL INFORMATION

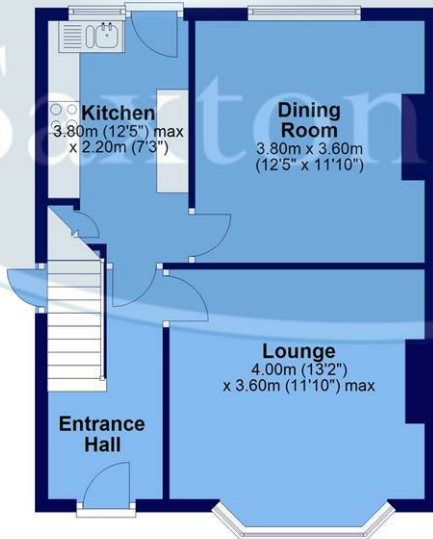
The property is Freehold and currently Council Tax Band D.

VALUER

Chris Spooner

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
Main area: approx. 44.7 sq. metres (480.8 sq. feet)
Plus garages: approx. 14.6 sq. metres (157.4 sq. feet)



First Floor
Approx. 44.6 sq. metres (480.5 sq. feet)



Main area: Approx. 89.3 sq. metres (961.4 sq. feet)
Plus garages, approx. 14.6 sq. metres (157.4 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(69-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	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		60	75