

Saxton Mee



Ben Lane Wadsley Sheffield S6 4SA
Guide Price £180,000

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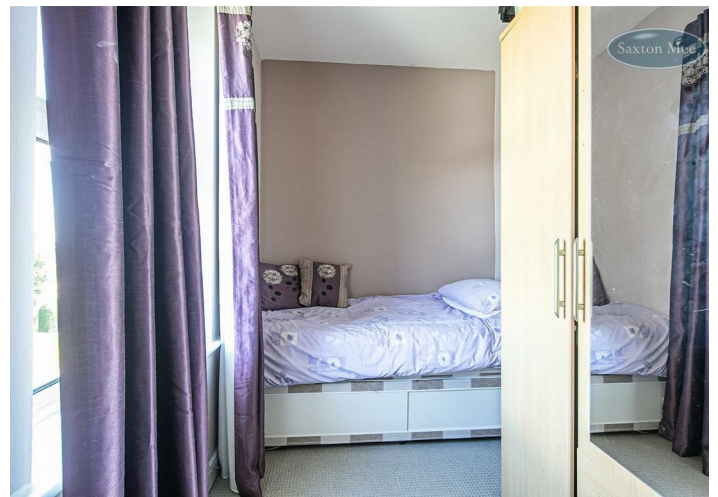
Sheffield S6 4SA

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GUIDE PRICE £180,000-£190,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** DETACHED GARAGE ** Situated in this popular residential area is this two bedroom semi detached property which enjoys a south facing rear garden and benefits from a detached garage to the rear, uPVC double glazing and gas central heating. In brief, the living accommodation comprises, front uPVC door which opens into the entrance hall with a storage cupboard and access into the lounge and the kitchen/diner. The good size lounge has dual aspect windows allowing lots of natural light, while the focal point of the room is the cast iron multi-fuel stove set in the exposed brick chimney breast. The extended kitchen/diner has a range of wall, base and drawer units with complementary work surfaces which incorporate the sink and drainer. There is space for a Range cooker with extractor above along with housing and plumbing for a washing machine and space for a fridge freezer. There is ample space for a table and chairs, a storage cupboard houses the gas boiler and a rear composite entrance door. From the entrance hall, a staircase rises to the first floor landing with access into the boarded loft space, the two bedrooms and the bathroom. The master overlooks the rear garden and has a cast iron feature fire and space for furniture. Bedroom two is to the front of the property. The spacious bathroom comes with a four piece suite including bath, shower enclosure, WC and wash basin.

- EARLY VIEWING ADVISED
- SOUTH FACING REAR GARDEN
- DETACHED GARAGE
- TWO BEDROOM SEMI DETACHED PROPERTY
- EXTENDED KITCHEN/DINER
- GOOD SIZE LOUNGE
- FOUR PIECE SUITE BATHROOM
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & HILLSBOROUGH





OUTSIDE

To the front is a lawn garden with central path and steps to the entrance door. Communal access to the side of the property which gives pedestrian and vehicular access to the rear where you will find the detached garden. The south facing rear garden is fully enclosed and has a large wooden decked terrace. Garden store and fencing to three sides.

LOCATION

The property is situated in the popular area of Wadsley, close to 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 Hillsborough and Sheffield City Centre.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

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.



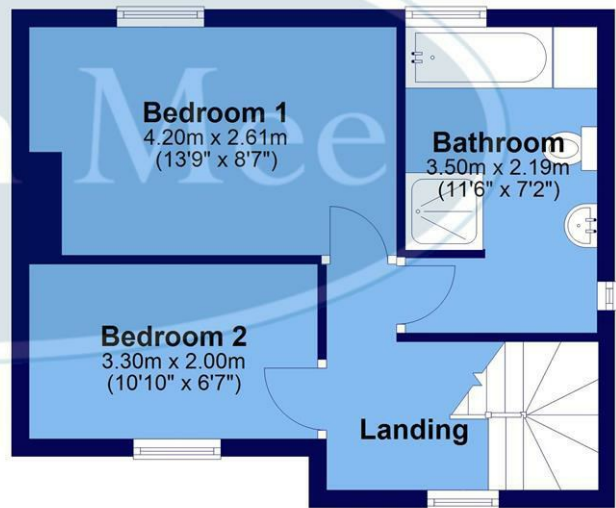
Ground Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



Total area: approx. 67.8 sq. metres (729.8 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 plus) 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		66	81
	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		67	82
	EU Directive 2002/91/EC		