



Westwood Close Wadsley Park Village Sheffield S6 1UQ  
Offers Around £475,000

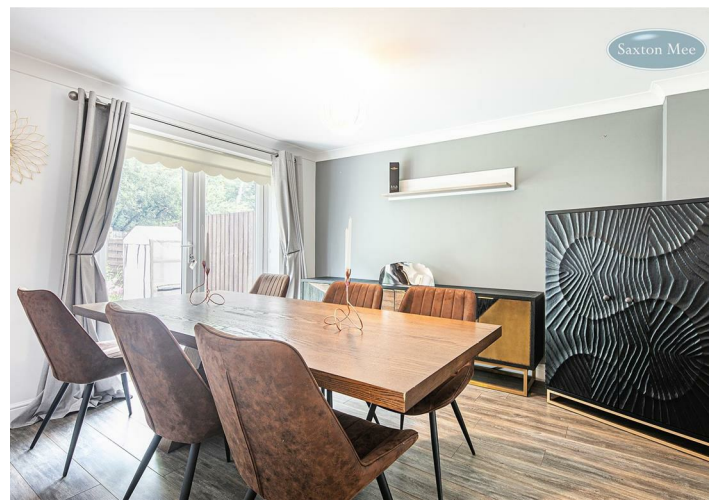
## Westwood Close

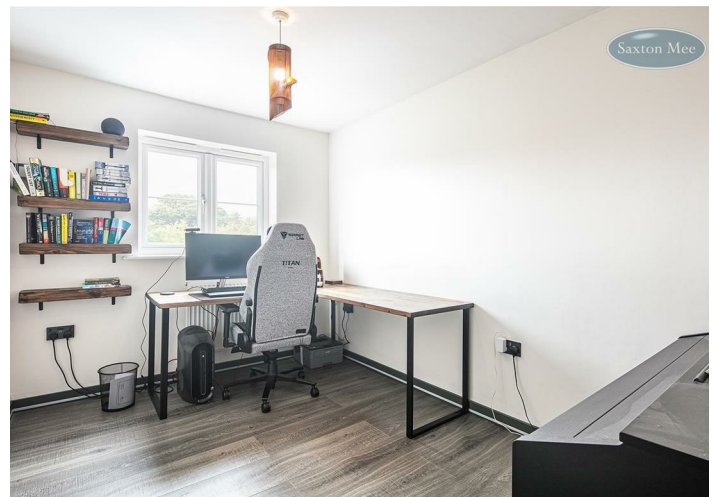
Sheffield S6 1UQ

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**\*\* FREEHOLD \*\* WEST FACING REAR GARDEN \*\* OVER 1,759 SQ FOOT \*\* NO CHAIN \*\*** Situated on this quiet cul-de-sac on the popular Wadsley Park Village is this spacious, four double bedroom, three bathroom detached property which enjoys a west facing rear garden and benefits from a double-width driveway providing off-road parking, an integral garage, uPVC double glazing and gas central heating. Tastefully decorated, the well presented living accommodation briefly comprises, front composite door which opens into a porch with a further composite door opening into the entrance hall with an under stair storage cupboard and a downstairs WC. Access into the lounge and the kitchen/breakfast room. The lounge has a bay window allowing natural light, while the entertainment wall with a modern fire is the focal point of the room. Double doors open to the dining room with uPVC French doors opening onto the rear. The hub of this home is the fantastic kitchen/breakfast room. The kitchen has a range of wall, base and drawer units with contrasting quartz worktops which incorporate the sink and drainer. Integrated appliances include a larder fridge, freezer, microwave and dishwasher along with space for a Range cooker. The centrepiece of the room is the central island. Double doors open onto the rear garden. Access into the garage with housing and plumbing for a washing machine, tumble dryer and the gas boiler. From the entrance hall, a staircase rises to the first floor landing with access into the loft space and a storage cupboard. Access into the four double bedrooms and the principal bathroom. The master to the front has fitted wardrobes and an en suite shower room. Bedroom two is a fantastic size with two windows and is currently used as a gym (used to be two bedrooms and could be converted back if required). Bedroom three comes with fitted wardrobes and an en suite. The bathroom comes with a modern four piece suite including shower cubicle, bath, WC and wash basin.

- EARLY VIEWING ADVISED - FREEHOLD - NO CHAIN
- FANTASTIC FAMILY HOME WITH FOUR DOUBLE BEDROOMS & THREE BATHROOMS
- LOUNGE, DINING ROOM & KITCHEN/BREAKFAST ROOM
- DOUBLE-WIDTH DRIVEWAY & INTEGRAL GARAGE
- WEST FACING, LANDSCAPED REAR GARDEN
- FREEHOLD & NO CHAIN





**OUTSIDE**

Located in this quiet cul-de-sac position. To the front is a double-width driveway providing off-road parking which leads to the integral garage with utility area and up and over door. There is artificial lawn to the front. Access down the side of the property leads to the fully enclosed, west facing rear garden. The landscaped garden has a large artificial lawn and a patio.

**LOCATION**

The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

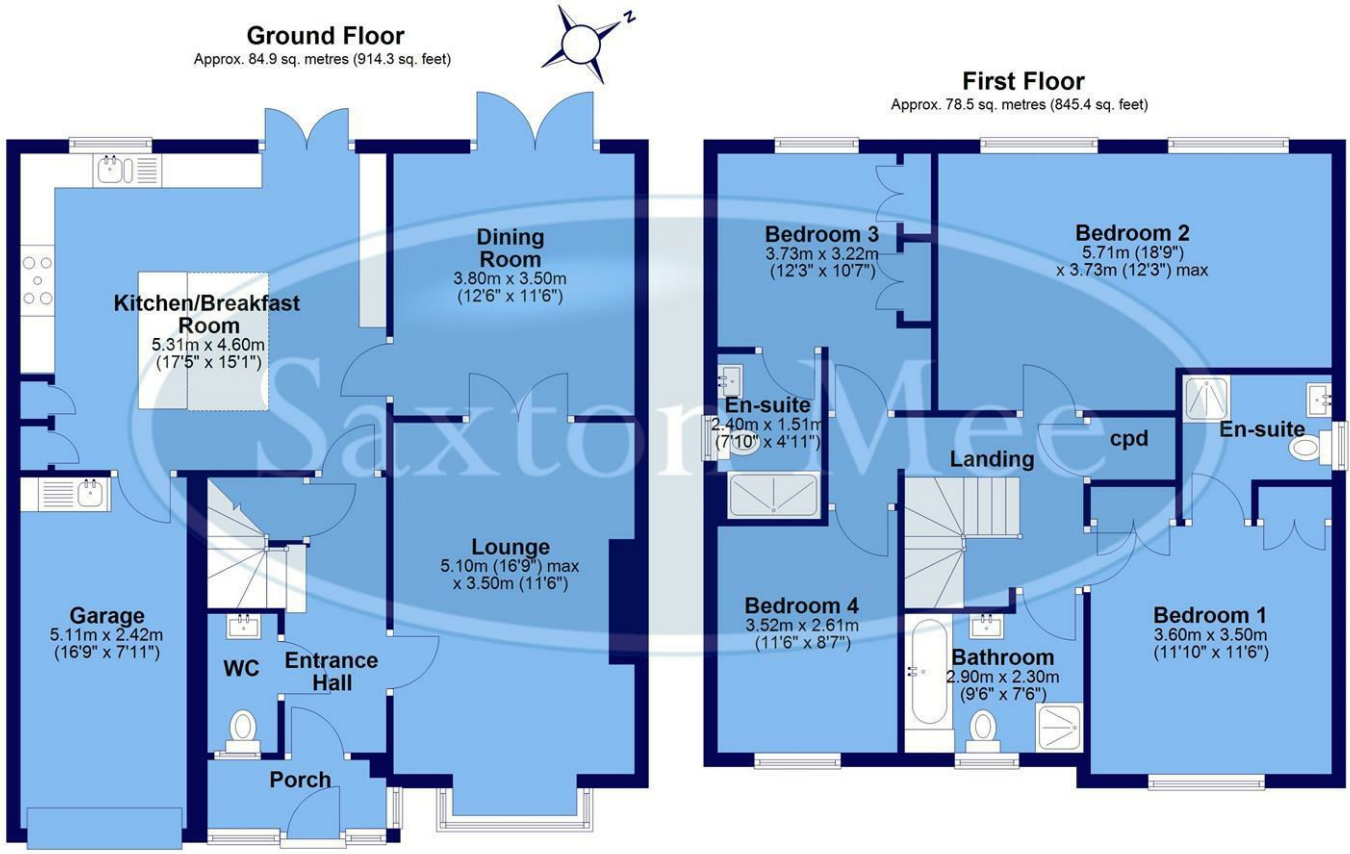
**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band F.

**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.



Total area: approx. 163.5 sq. metres (1759.7 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	85		