

**SOLD**  
subject to contract  
Residential



Kirk Edge Drive Worrall Sheffield S35 0AZ  
Guide Price £330,000

# Kirk Edge Drive

Sheffield S35 0AZ

Guide Price £330,000

GUIDE PRICE £330,000-£340,000 \*\* FREEHOLD \*\* NO CHAIN \*\* Situated on this quiet cul-de-sac in the popular residential area of Worrall is this three bedroom detached property which enjoys a lovely rear garden and benefits from a driveway providing off-road parking, garage, wooden double glazing and a warm air heating system. The property has some original features and has been well-kept by the current owner. In brief, the spacious living accommodation comprises, front door which opens into an entrance lobby. Access into an entrance hall with useful storage cupboards and access into the open plan lounge and dining room. The lounge has a large front window allowing natural light, while the focal point is the feature brick wall with electric fire. An opening leads into the dining room which has sliding patio doors opening onto the rear garden. A door then opens into the kitchen which has a range of wall, base and drawer units. Complementary worktops incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven, dishwasher, and fridge. There is a breakfast area and an under stair storage cupboard which has the warm air heating system. Access into a utility with a rear entrance door, fitted cupboards, sink with mixer tap and housing and plumbing for a washing machine. There is a downstairs WC with wash basin. A door opens into the integral garage with fitted cupboards, up and over door, electric, lighting and a worktop. From the hall, a staircase rises to the first floor landing with access into the substantial boarded loft space which has lighting. There are three bedrooms and the bathroom. The master has a walk-in cupboard and eaves storage with lighting. Double bedroom two, again has eaves storage with lighting. Bedroom three is currently used as an office. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM DETACHED PROPERTY
- DRIVEWAY & GARAGE ALONG WITH A LOVELY REAR GARDEN
- OPEN PLAN LOUNGE & DINING ROOM, SEPARATE KITCHEN, UTILITY & DOWNSTAIRS WC
- SOUGHT AFTER LOCATION - WORRALL PARK JUST A 2 MINUTE WALK
- EASY ACCESS TO OUGHTIBRIDGE, STOCKSBRIDGE & SHEFFIELD CITY CENTRE





**OUTSIDE**

To the front is a block paved driveway providing off-road parking which leads to the integral garage. Front garden area. To the rear is a fully enclosed garden which is mostly laid to lawn and includes a patio and garden shed.

**LOCATION**

Located in this extremely popular residential area of Worrall within the catchment of local schools including Oughtibridge Primary and Bradfield Secondary. Worrall Park is just a 2 minute walk. 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 D.

White goods in utility available by separate negotiation.

All window blinds included throughout plus window nets. Curtains in kitchen, dining room and bedroom three also included.

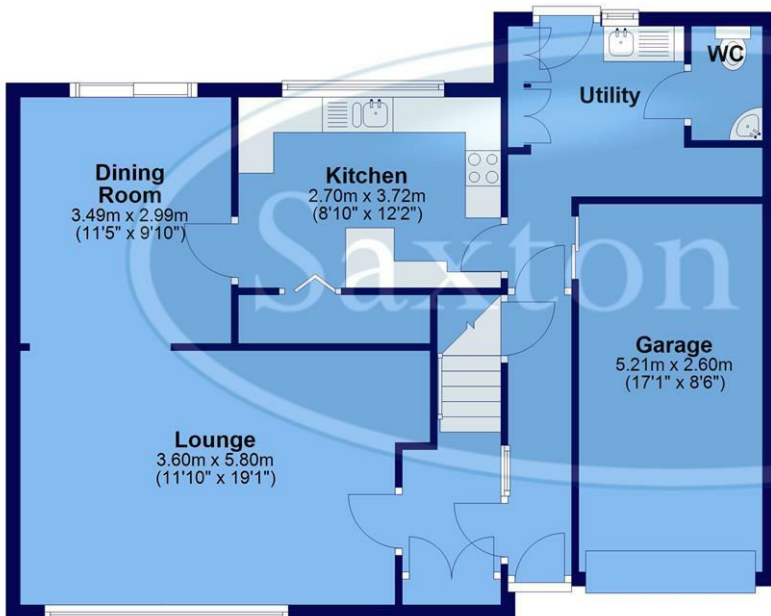
**VALUER**

Greg Ashmore MNAEA

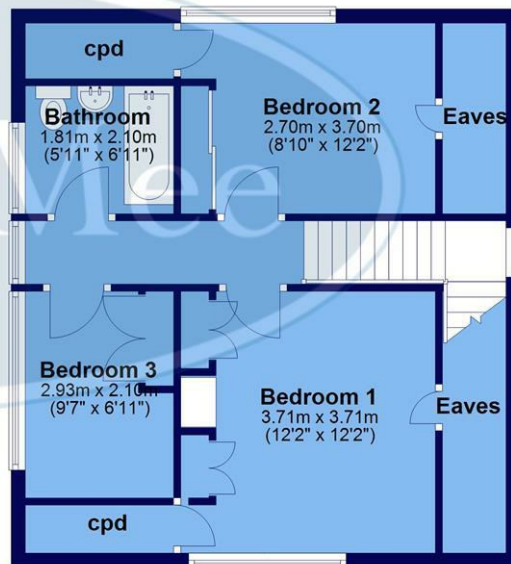
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**Ground Floor**  
Approx. 77.4 sq. metres (833.6 sq. feet)



**First Floor**  
Approx. 51.1 sq. metres (549.6 sq. feet)



Total area: approx. 128.5 sq. metres (1383.3 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		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(41-38)	F		
(1-2)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(65-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	57