



Northwood Place Wadsley Park Village Sheffield S6 1RA
Guide Price £325,000

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GUIDE PRICE £325,000-£335,000 ** FREEHOLD ** Situated on this quiet cul-de-sac position on the popular Wadsley Park Village is this three double bedroom, three bathroom end townhouse which enjoys an easily maintained garden and benefits from a double-width driveway, an integral garage, uPVC double glazing and gas central heating.

Set over three spacious levels, the well presented living accommodation briefly comprises, front composite door which opens into the entrance hall with a downstairs WC. Access into the garage and the kitchen/diner. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the double bowl sinks and the five ring hob with extractor above. Integrated appliances include fridge freezer, double electric oven, washing machine and dishwasher. There is ample space for a dining table and chairs, an under stair storage cupboard and access into the extended garden room. This good size space has attractive flooring, thermal blinds and uPVC doors opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard which houses the Worcester-Bosch boiler and access into the lounge and the master bedroom. The lounge has two windows allowing lots of natural light. The master bedroom is a good size double and has fitted wardrobes and an en suite shower room with WC and wash basin.

A further staircase rises to the second floor landing with access into the full boarded loft which is insulated and has electricity, lighting and a loft ladder. There are two further double bedrooms and the principal bathroom. Both bedrooms benefit from fitted wardrobes with bedroom two having the added advantage of an en suite shower room. The principal bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- IDEAL FAMILY HOME
- THREE DOUBLE BEDROOMS, TWO WITH EN SUITES ALONG WITH A PRINCIPAL BATHROOM
- DRIVEWAY & GARAGE
- EASILY MAINTAINED GARDEN
- KITCHEN/DINER, LOUNGE & GARDEN ROOM
- DOWNSTAIRS WC
- QUIET CUL-DE-SAC POSITION
- AMENITIES & SCHOOLS CLOSE-BY
- PUBLIC TRANSPORT INCLUDING SUPERTRAM





OUTSIDE

A double-width driveway provides off-road parking, this leads to the integral garage with electric door, plus electricity points and water tap. Access down the side of the property leads to a gate which opens to the fully enclosed rear garden which includes an Indian sandstone patio which has planted borders with shrubs and spring bulbs. Outside lighting.

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.

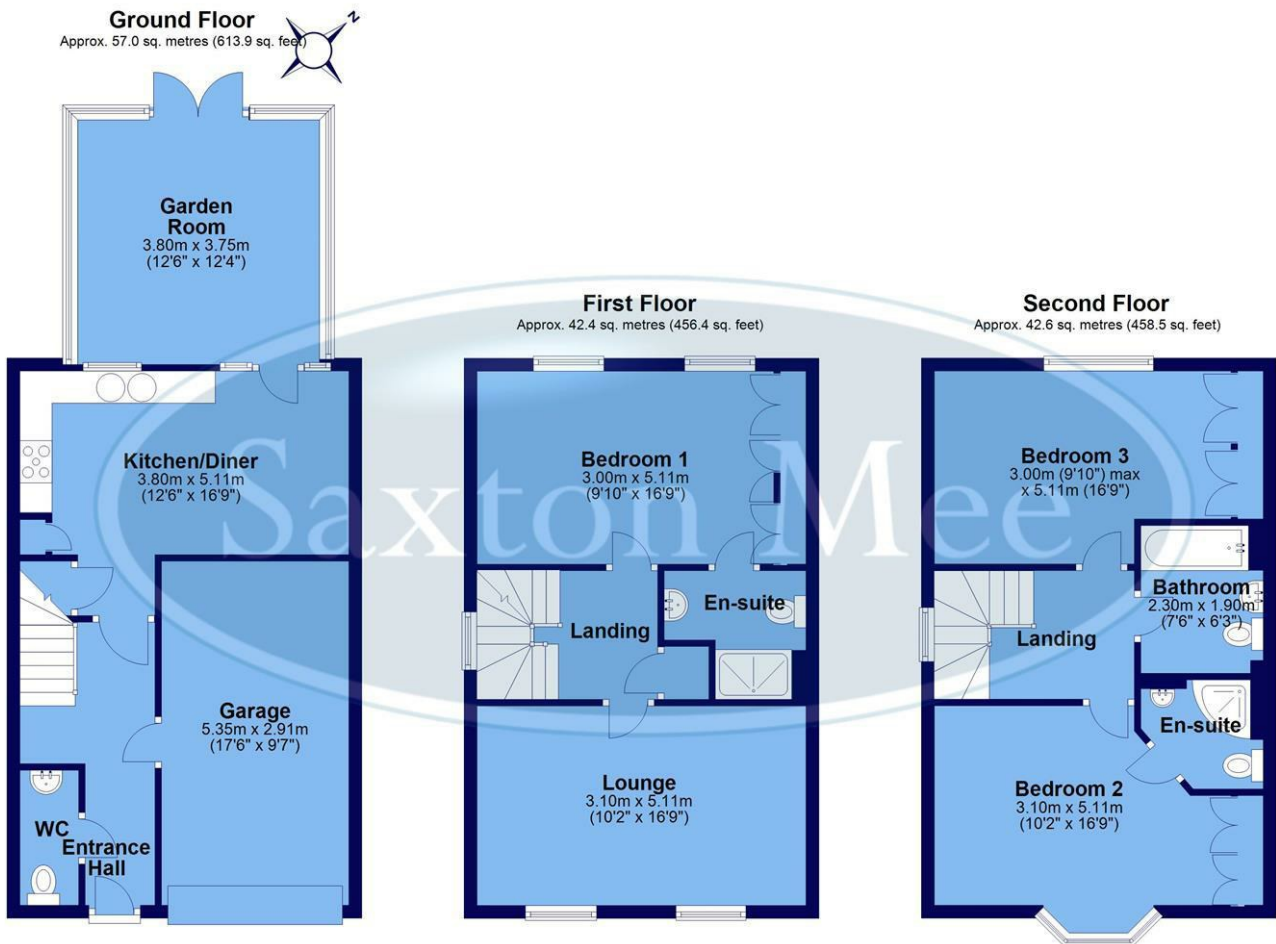
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Greg Ashmore

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. 142.0 sq. metres (1528.8 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	A		86
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F	74	
(15-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		83
(81-61)	B		
(55-50)	C		
(35-30)	D		
(15-10)	E		
(1-0)	F	72	
(1-0)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	