



Langsett Avenue Wadsley Sheffield S6 4AD
Guide Price £225,000

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GUIDE PRICE £225,000-£235,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Situated on this popular residential road is this three bedroom terrace which enjoys a south facing rear garden and benefits from an occasional attic room, solar panels, uPVC double glazing and gas central heating.

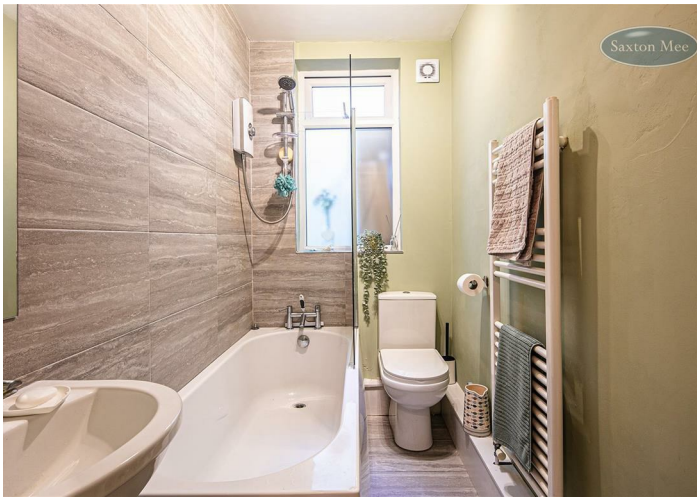
Tastefully decorated throughout, the well presented living accommodation briefly comprises front composite door which opens into the extended porch with access into the entrance hall and the lounge. The good sized lounge has a front window allowing natural light. A door then opens into the breakfast kitchen which has a range of wall, base and drawer units. Contrasting worktops incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a washing machine, the wall mounted gas boiler and space under the stairs for the fridge freezer. Access into the garden room with a rear stable door, side door and ample space for a dining table and chairs. Off the kitchen, is access into the bathroom with a three piece suite including bath with electric shower, WC and wash basin.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms. The master to the front has ample space for furniture. Double bedroom two overlooks the rear. Single bedroom three, again is rear facing.

Steps lead to a further occasional loft room.

- EARLY VIEWING ADVISED
- THREE BEDROOM TERRACE WITH OCCASIONAL LOFT ROOM
- LOUNGE, KITCHEN, GARDEN ROOM & DOWNSTAIRS BATHROOM
- SOUTH FACING REAR GARDEN
- POPULAR RESIDENTIAL AREA
- CLOSE TO SUPERTRAM & PUBLIC TRANSPORT LINKS
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO HILLSBOROUGH, OPEN COUNTRYSIDE & THE CITY CENTRE





OUTSIDE

A low wall encloses a front planted garden. A path and steps lead to the entrance door. The fully enclosed rear garden has a lawn, patio and garden shed.

LOCATION

Situated in this extremely popular location with good local transport close by including the Supertram link. Hillsborough shopping centre approximately one mile which boasts all amenities including butchers, bakers, greengrocers, beauty salons, public houses, takeaways and restaurants. Hillsborough Leisure Centre, library and park in close proximity.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

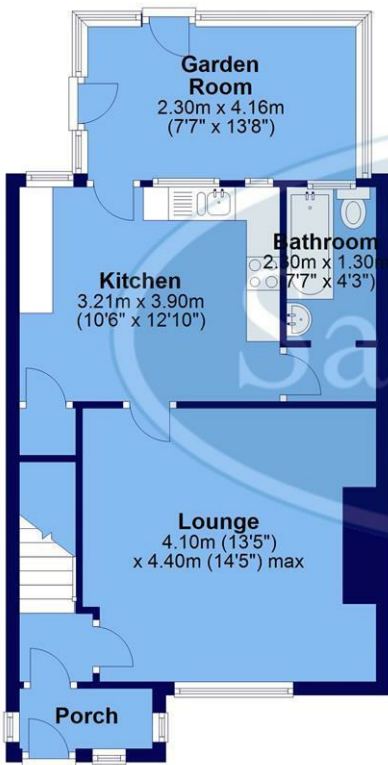
VALUER

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.

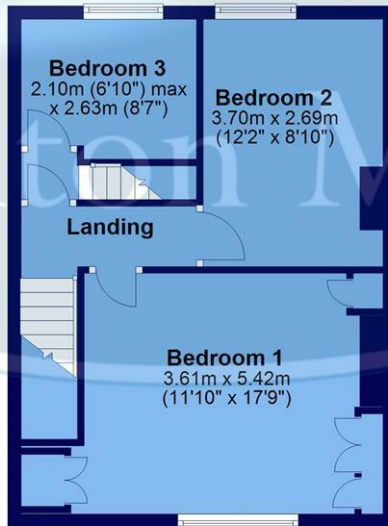
Ground Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



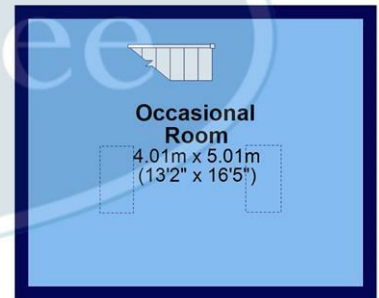
First Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



Second Floor

Approx. 20.1 sq. metres (216.2 sq. feet)



Total area: approx. 111.3 sq. metres (1198.1 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			
(92-101)	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			
		71	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101)	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			
		62	81
England & Wales		EU Directive 2002/91/EC	