

Westwood Avenue Wadsley Park Village Sheffield S6 1UP
Guide Price £595,000

Westwood Avenue

Sheffield S6 1UP

Guide Price £595,000

GUIDE PRICE £595,000-£620,000 ** FREEHOLD ** SOUTH FACING GARDEN ** Well placed on this private plot on this quiet cul-de-sac with woodland to the rear and no overlooking properties to the front is this generously proportioned, six double bedroom, four bathroom family home. Enjoying a south facing rear garden, the property benefits from a double garage, a driveway providing ample off-road parking, solar hot water, uPVC double glazing and gas central heating.

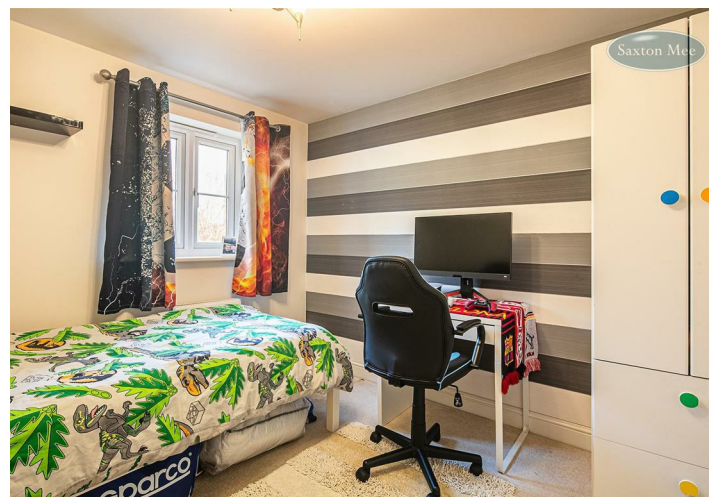
Set over three levels, the tastefully decorated living accommodation briefly comprises storm porch and composite door which opens into the entrance hall with two storage cupboards and a downstairs WC. Access into a study, lounge and the kitchen/breakfast room. The study has fitted furniture including cupboards, drawer, shelves and two work stations. The excellent sized lounge has a bay window and double doors opening into the dining room, again with a bay window. The recently fitted kitchen has underfloor heating and a modern and contemporary range of wall, base and drawer units. A contrasting quartz worktop incorporates the sink with boiling water tap, drainer and the five ring hob with extractor above. Integrated appliances include a double electric oven and dishwasher along with space for an American style fridge freezer. There is a central island and breakfast bar with units beneath. uPVC French doors open onto the rear garden, a perfect extension for outside dining. Utility off with matching units, a quartz worktop and housing and plumbing for a washing machine, tumble dryer and the housed gas boiler.

From the entrance hall, a staircase rises to the first floor landing with access into the four bedrooms, three of which have fitted wardrobes, two of which have en suite shower rooms. The family bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor and two further large double bedrooms and a shower room.

- IDEAL FAMILY HOME
- SIX DOUBLE BEDROOMS & FOUR BATHROOMS
- SOUTH FACING REAR GARDEN
- DOUBLE GARAGE & AMPLE OFF-ROAD PARKING
- MODERN KITCHEN/BREAKFAST ROOM
- LOUNGE, DINING ROOM, UTILITY & STUDY
- PRIVATE PLOT ON A QUIET CUL-DE-SAC
- WOODLAND WALKS
- PUBLIC TRANSPORT LINKS INCLUDING SUPERTRAM
- AMENITIES & LOCAL SCHOOLS CLOSE-BY





OUTSIDE

A double-width driveway provides ample off-road parking and leads to the double detached garage with electric door, side door, EV charging point, electric and lighting. A gate opens to the fully enclosed, south facing rear garden which has a large patio and lawn, planted area, outside electric and lighting.

LOCATION

The property is located in the popular residential area of Wadsley Park Village with lovely wooded walks, a multi sports pitch and a park with swings etc. 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.

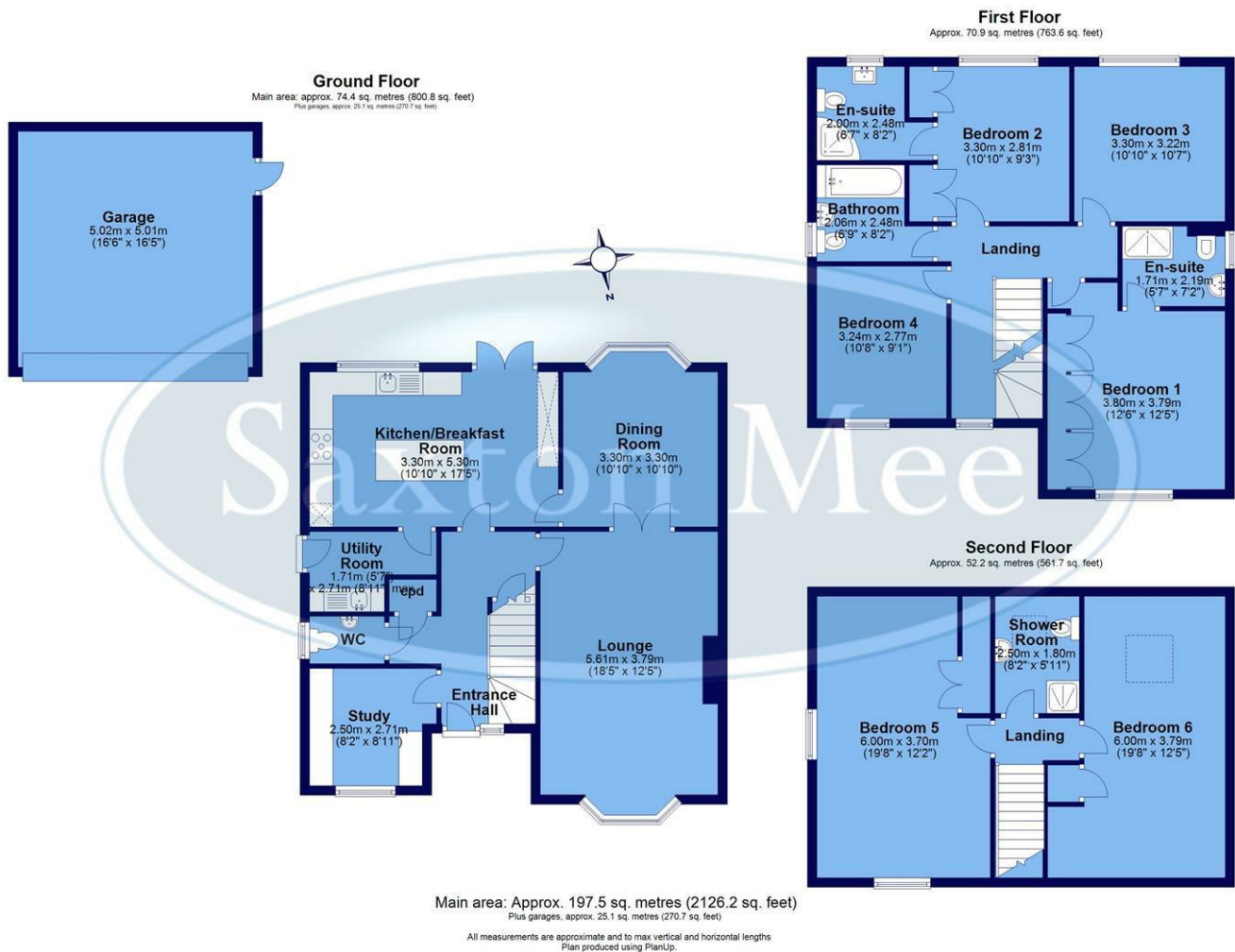
MATERIAL INFORMATION

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.



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

