



Rydalhurst Avenue Wadsley Sheffield S6 4BG
Guide Price £375,000

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GUIDE PRICE £375,000-£395,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Tucked away on this quiet cul-de-sac is this three bedroom detached bungalow which enjoys a lovely rear garden and benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. The property has been upgraded by the current owner including new windows, a new boiler, a kitchen and bathroom.

Tastefully decorated throughout, the well presented living accommodation briefly comprises composite door which opens into the extended porch with access into the entrance hall with two storage cupboards and access into the partly boarded loft space. Doors then open into the open plan lounge/dining room, the kitchen/breakfast room, the three bedrooms and the bathroom. The lounge/dining room has a front window and uPVC sliding doors to the rear allowing natural light to flow through the room. The kitchen has a range of wall, base and drawer units. A contrasting solid oak worktop incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with plumbing for a washing machine, the gas boiler and space for a fridge freezer. A uPVC door then gives access into a garden room with a new pitched glass roof. The master bedroom is a good sized double and has a large row of fitted wardrobes. Double bedroom two is to the front aspect and has space for furniture. Bedroom three is to the front. The bathroom has underfloor heating and comes with a four piece suite including a walk-in shower, bath, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM DETACHED BUNGALOW
- OPEN PLAN LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM & GARDEN ROOM
- SOUTH FACING GARDEN
- DRIVEWAY & GARAGE
- QUIET CUL-DE-SAC POSITION
- AMENITIES, PUBLIC TRANSPORT LINKS & SCHOOLS CLOSE-BY
- EASY ACCESS TO OPEN COUNTRYSIDE & SHEFFIELD CITY CENTRE





OUTSIDE

A driveway down the side of the property provides off-road parking and leads to the detached garage with electric roller door. A gate gives access to the fully enclosed south facing rear garden which has a patio and lawn with attractive planted borders.

LOCATION

Situated in this extremely popular location with good local transport links close-by including the Supertram link. Hillsborough shopping centre is 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. Easy access to Sheffield City Centre, open countryside and motorway links. Good local schools.

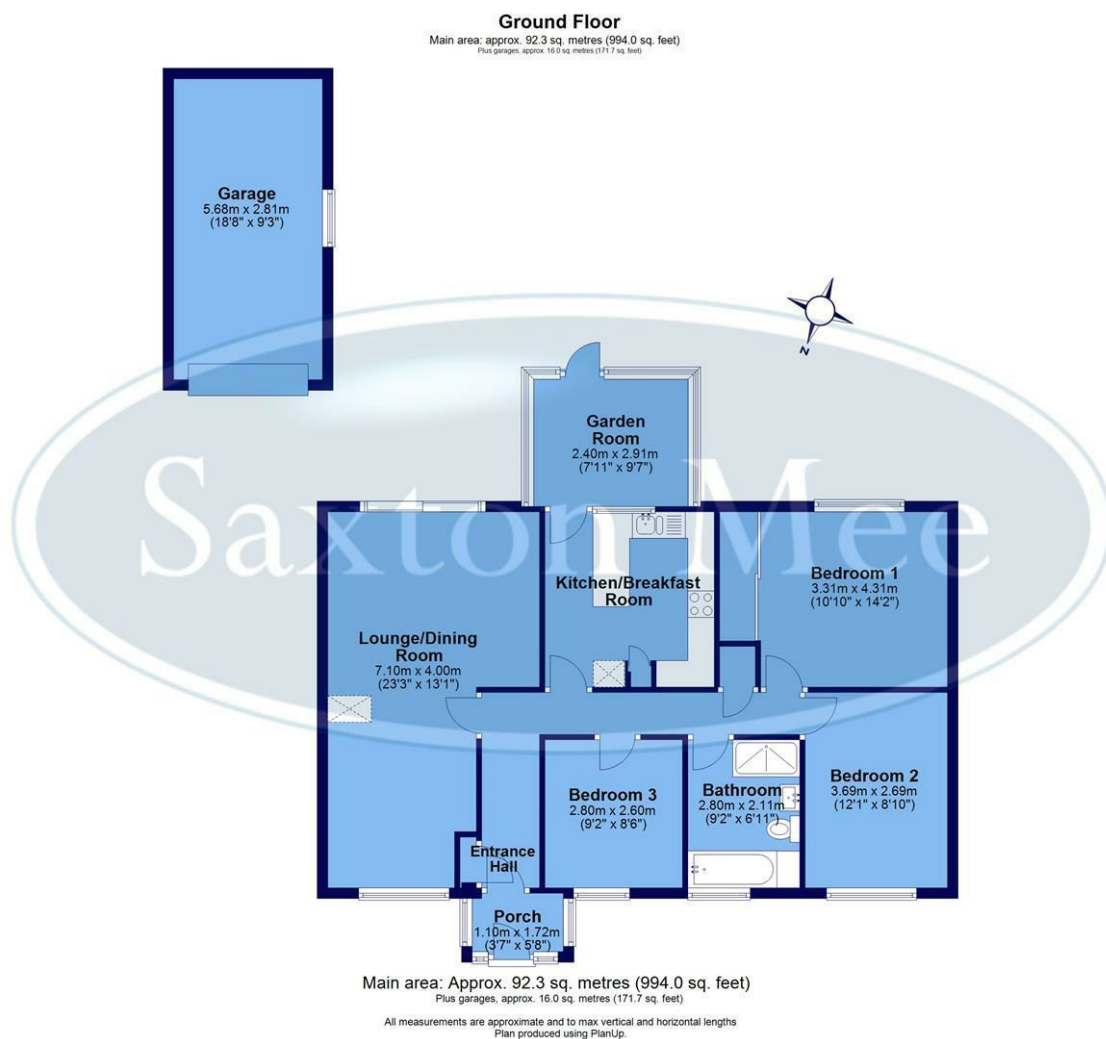
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

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.



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