



Laird Drive Wadsley Sheffield S6 4BW  
Offers Around £270,000

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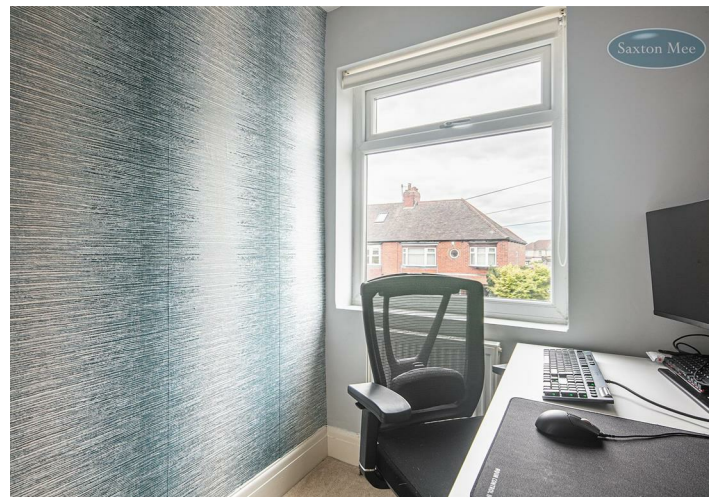
Situated on this quiet cul-de-sac in this popular residential area is this well presented, three bedroom, bay fronted semi detached property which enjoys a lovely rear garden and benefits from a double-width driveway, uPVC double glazing and gas central heating. This prime location has good schools for children of all ages, local shops/amenities and key transport links including the Supertram network.

Tastefully decorated throughout, the living accommodation briefly comprises front composite door which opens into the entrance hall with access into the lounge. The well proportioned lounge has a lovely bay window allowing lots of natural light, attractive flooring, while the gas fire set in an attractive surround is the focal point of the room. A door then opens into the open plan kitchen/diner. The kitchen has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. Integrated appliances include a new electric oven, four ring hob and extractor above along with housing and plumbing for a washing machine, dishwasher and tumble dryer. There is good sized storage under the stairs which houses the modern gas boiler and a rear composite entrance door which opens onto a fantastic seating area, perfect for indoor outdoor dining.

From the entrance hall, a staircase rises to the first floor landing with access into the partly boarded loft space, three bedrooms and the bathroom. The master has a large row of fitted wardrobes and a bay window. Double bedroom two is to the rear aspect. Bedroom three has a storage cupboard. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- IDEAL FAMILY HOME
- THREE BEDROOMS
- LOUNGE WITH BAY WINDOW
- KITCHEN/DINER WITH REAR ACCESS
- LOVELY REAR GARDEN
- THREE PIECE SUITE BATHROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- QUIET CUL-DE-SAC POSITION
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE, OPEN COUNTRYSIDE & THE SUPERTRAM NETWORK





## OUTSIDE

To the front is a double-width block paved driveway. To the rear is a fully enclosed garden which has a block paved seating area, lawn, garden shed and store.

## LOCATION

Laird Drive is located on a quiet cul-de-sac ideally placed for Hillsborough Park and a host of nearby shops in Hillsborough and Wisewood. Close to reputable schools, recreational facilities and offering excellent links to Sheffield City Centre and the M1 networks as well as the Sheffield Supertram Networks.

## MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 19th June 1935. Ground Rent is £3.50 p/a.

The property is currently Council Tax Band B.

## VALUER

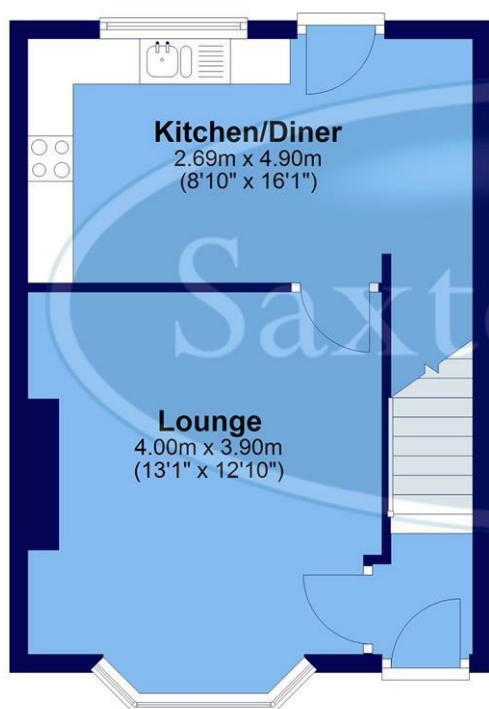
Greg Ashmore MNAEA

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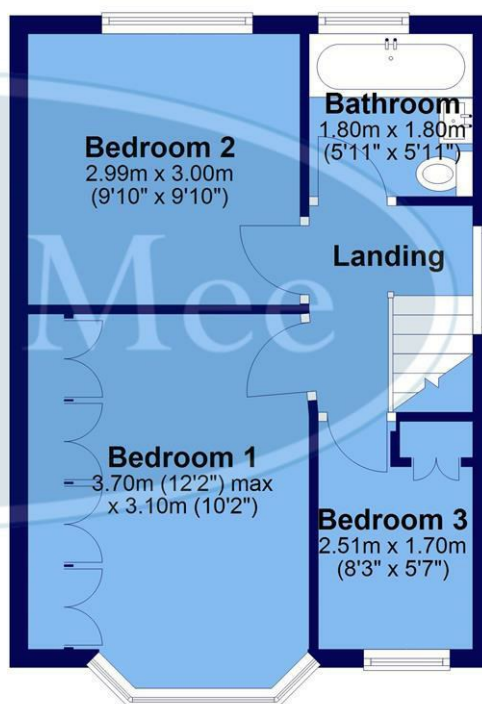
## Ground Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



## First Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Total area: approx. 67.2 sq. metres (723.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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