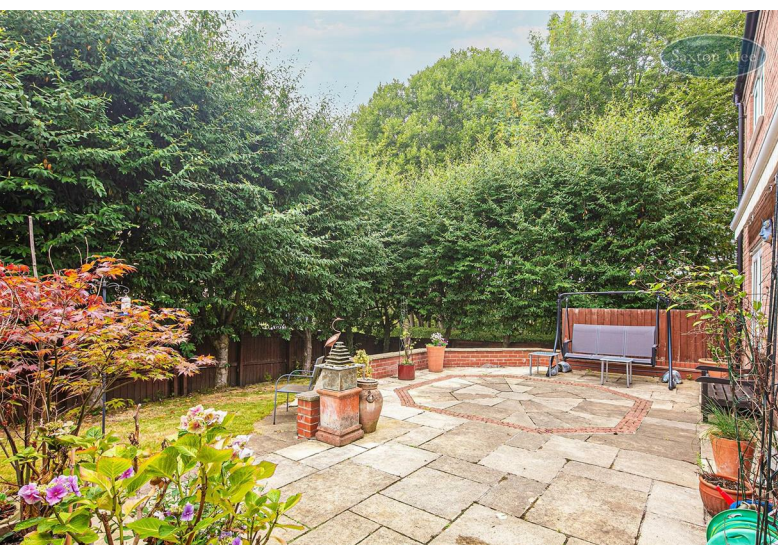




**Middlewood Drive East Wadsley Park Village Sheffield S6
1RW
Offers Around £450,000**

Middlewood Drive East

Sheffield S6 1RW

Offers Around £450,000

**** WEST FACING REAR GARDEN ** FREEHOLD **** Situated on the popular Wadsley Park Village is this spacious, five bedroom, three bathroom, two reception room detached property which enjoys a west facing rear garden and benefits from a triple-width driveway, garage/utility with electric door, uPVC double glazing and gas central heating.

Tastefully decorated in neutral tones, the well presented living accommodation briefly comprises: enter through a front door with storm porch into the entrance hall with a downstairs WC and an under stair storage cupboard. Access into the lounge and the kitchen/breakfast room. The well proportioned lounge has a bay window allowing lots of natural light and an electric fire set in an attractive surround, which is the focal point of the room. Double doors then open into the dining room with uPVC French doors opening onto the rear garden, providing a perfect extension for indoor/outdoor dining. Access into the kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a fridge, freezer, dishwasher, double electric oven, five ring hob with extractor above. There is space for a table and chairs and uPVC French doors opening to the rear. A door opens to a utility with a range of wall and base units and a side entrance door. A door opens to the integral garage/utility which houses the gas boiler, has fitted units, sink and drainer as well as space for a washing machine and tumble dryer.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into a useful loft space, the five bedrooms and the family bathroom. All five bedrooms benefit from fitted wardrobes. The principal is to the front with an en suite shower room. Double bedroom two again has an en suite shower room. The family bathroom has a four piece suite including shower enclosure, bath, WC and wash basin.

- NO CHAIN - EARLY VIEWING ADVISED
- IDEAL FAMILY HOME
- FIVE BEDROOMS, TWO WITH EN SUITE SHOWER ROOMS
- FOUR PIECE SUITE BATHROOM
- LOUNGE, DINING ROOM & KITCHEN/BREAKFAST ROOM
- INTEGRAL GARAGE/UTILITY
- TRIPLE-WIDTH DRIVEWAY
- WEST FACING REAR GARDEN
- POPULAR RESIDENTIAL ESTATE
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

To the front of the property is a lawned garden and a triple-width driveway which leads to the integral garage/utility. Access down the side of the property to a gate which opens to the fully enclosed rear garden which is mostly laid to lawn, and has a large patio with electric awning and trees giving a good degree of privacy. Garden shed.

LOCATION

The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus and tram-link bus. 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.

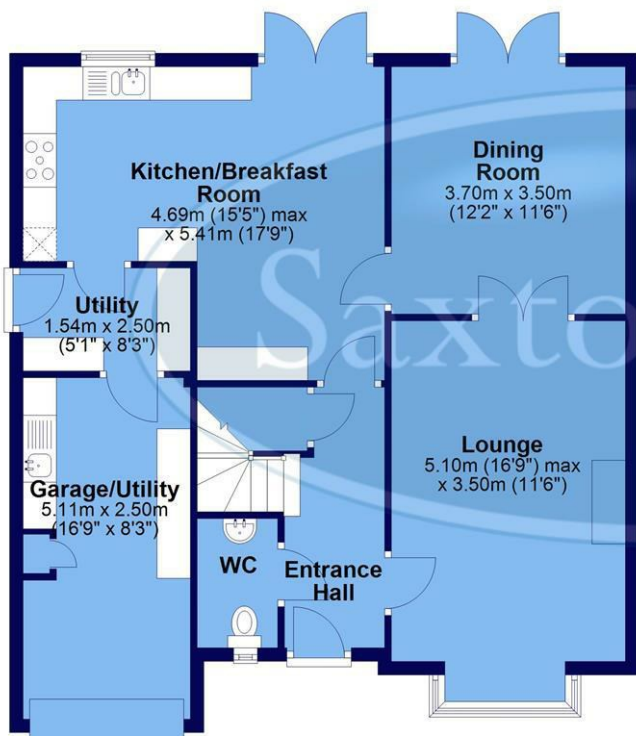
VALUER

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.

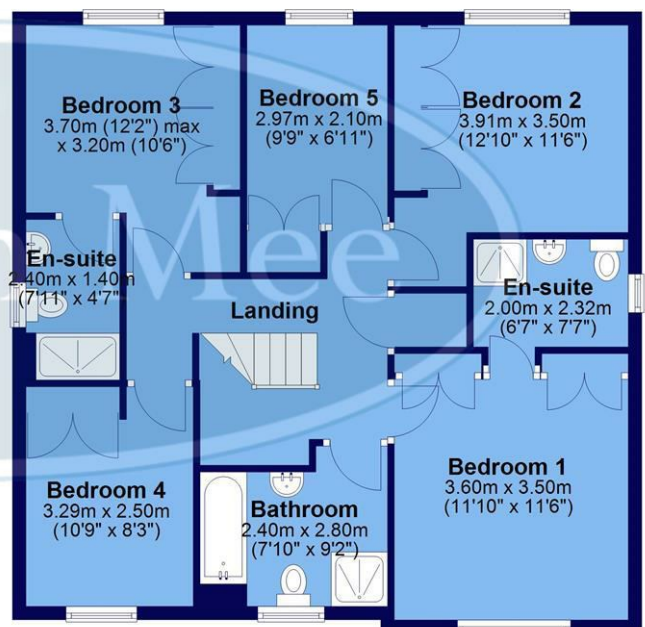
Ground Floor

Approx. 82.7 sq. metres (890.7 sq. feet)



First Floor

Approx. 79.0 sq. metres (850.4 sq. feet)



Total area: approx. 161.8 sq. metres (1741.1 sq. feet)

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

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