



Halifax Road Wadsley Bridge Sheffield S6 1AB
Guide Price £200,000

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GUIDE PRICE £200,000-£210,000 ** FREEHOLD ** Modernised throughout is this three bedroom end terrace which enjoys a landscaped rear garden and benefits from a large garden/games room, a double-width driveway providing off-road parking, uPVC double glazing and gas central heating. The property is set back from the road in this popular residential area within easy reach of amenities, the city centre and motorway networks.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a side composite door into an extended porch with a uPVC door into the entrance hall. Access into the lounge with two front windows allowing lots of natural light, while the electric fire is the focal point of the room. Attractive flooring continues into the newly fitted kitchen/breakfast room. The kitchen has a range of units with a contrasting worktop and breakfast bar. Integrated appliances include a fridge, freezer, electric oven, four ring hob with extractor above, dishwasher and washing machine. Access to a downstairs WC which houses the gas boiler. There is a rear uPVC entrance door opening onto the garden, providing a perfect extension for indoor/outdoor dining.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard over the stairs and access into a useful loft space, the three bedrooms and a bathroom. The principal has two windows to the front aspect. Double bedroom two overlooks the rear. Bedroom three is to the front aspect. The bathroom has a stylish three piece suite including bath with overhead shower, WC and wash basin..

- MODERNISED THROUGHOUT
- WELL PRESENTED THREE BEDROOM END TERRACE
- LANDSCAPED REAR GARDEN
- LARGE GARDEN/GAMES ROOM WITH WC
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- STYLISH BATHROOM
- DOUBLE-WIDTH DRIVEWAY
- EARLY VIEWING ADVISED





OUTSIDE

To the front of the property is a double-width driveway providing off-road parking. Access down the side of the property leads to the side entrance door. A gate opens to the fully enclosed rear garden with an artificial lawn, patio and a central path giving access to seating area, wooden decking. There is a large garden/games room with uPVC double glazing, power and lighting and a WC.

LOCATION

Situated in the popular residential area on the outskirts of Sheffield, close to an excellent range of local amenities, local doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, Sheffield City Centre, Rotherham, Barnsley, stunning countryside walks nearby, regular bus route and nearby train station.

MATERIAL INFORMATION

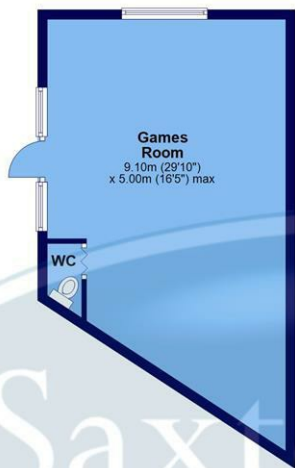
The property is Freehold and currently Council Tax Band A.

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. 39.8 sq. metres (428.1 sq. feet)



First Floor
Approx. 35.0 sq. metres (376.8 sq. feet)



Total area: approx. 74.8 sq. metres (805.0 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths.
Plan produced using PlanUp.

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