

Saxton Mee



**Grove Avenue Wadsley Sheffield S6 4AS**  
**Guide Price £335,000**

**St Luke's**  
Sheffield's Hospice

# Grove Avenue

Sheffield S6 4AS

**Guide Price £335,000**

GUIDE PRICE £335,000-£345,000 \*\* FREEHOLD \*\* Viewing is recommended to appreciate the accommodation on offer of this three bedroom, bay fronted semi detached property which is situated on this attractive tree-lined road in the popular residential area of Wadsley. Enjoying a good sized garden the property benefits from a driveway providing off-road parking for two cars, an integral garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front uPVC door into the entrance hall with an under stair storage cupboard. Access into the lounge and the kitchen. The well proportioned lounge has a lovely bay window and an electric fire, which is the focal point of the room. The modern kitchen has a range of units with contrasting quartz worktops which incorporate the sink and drainer. Integrated appliances include a double electric oven, four ceramic electric hob with extractor above, washing machine along with space for a microwave. A door then opens into the utility room with space for a fridge freezer, tumble dryer and the wall mounted gas boiler. There is a rear uPVC entrance door and access into the garage with electric door, power and lighting. Off the kitchen, access to the dining room with a modern electric fire, upright radiator and uPVC French doors opening to the rear garden, providing a perfect extension for indoor/outdoor dining.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The principal bedroom is a good sized double to the rear aspect, enjoying the garden views and benefits from fitted wardrobes. Double bedroom two is to the front and again benefits from fitted wardrobes. Bedroom three has access into the useful loft space. The bathroom has a white four piece suite including bath, shower enclosure, WC and wash basin with vanity unit.

- LOVELY FAMILY HOME
- THREE BEDROOM SEMI DETACHED PROPERTY
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- LOUNGE WITH BAY WINDOW
- DINING ROOM WITH uPVC DOORS OPENING TO THE REAR GARDEN
- KITCHEN & UTILITY ROOM
- DRIVEWAY & GARAGE
- LOVELY REAR GARDEN
- POPULAR RESIDENTIAL AREA
- AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY





#### OUTSIDE

To the front of the property is a a low brick iron with wrought iron railings. An opening to the block paved driveway providing off-road parking for two cars. The fully enclosed rear garden has a large block paved patio and summer house. A bridge goes over the pond and this leads to a gravelled seating area which flows to a lawn and a further summer house.

#### LOCATION

The property is situated in the popular area of Wadsley, close to all local amenities, good reputable schools and public transport facilities. The Peak District is a few minutes drive away and Wadsley and Loxley Common is a short walk away. Hillsborough is a stones throw away with its excellent amenities including including supermarkets, shops, butchers, bakers, greengrocers, hairdressers, beauty salons, coffee bars, public houses, restaurants and takeaways. Hillsborough Park, library and leisure centre close-by. Easy access to Sheffield City Centre.

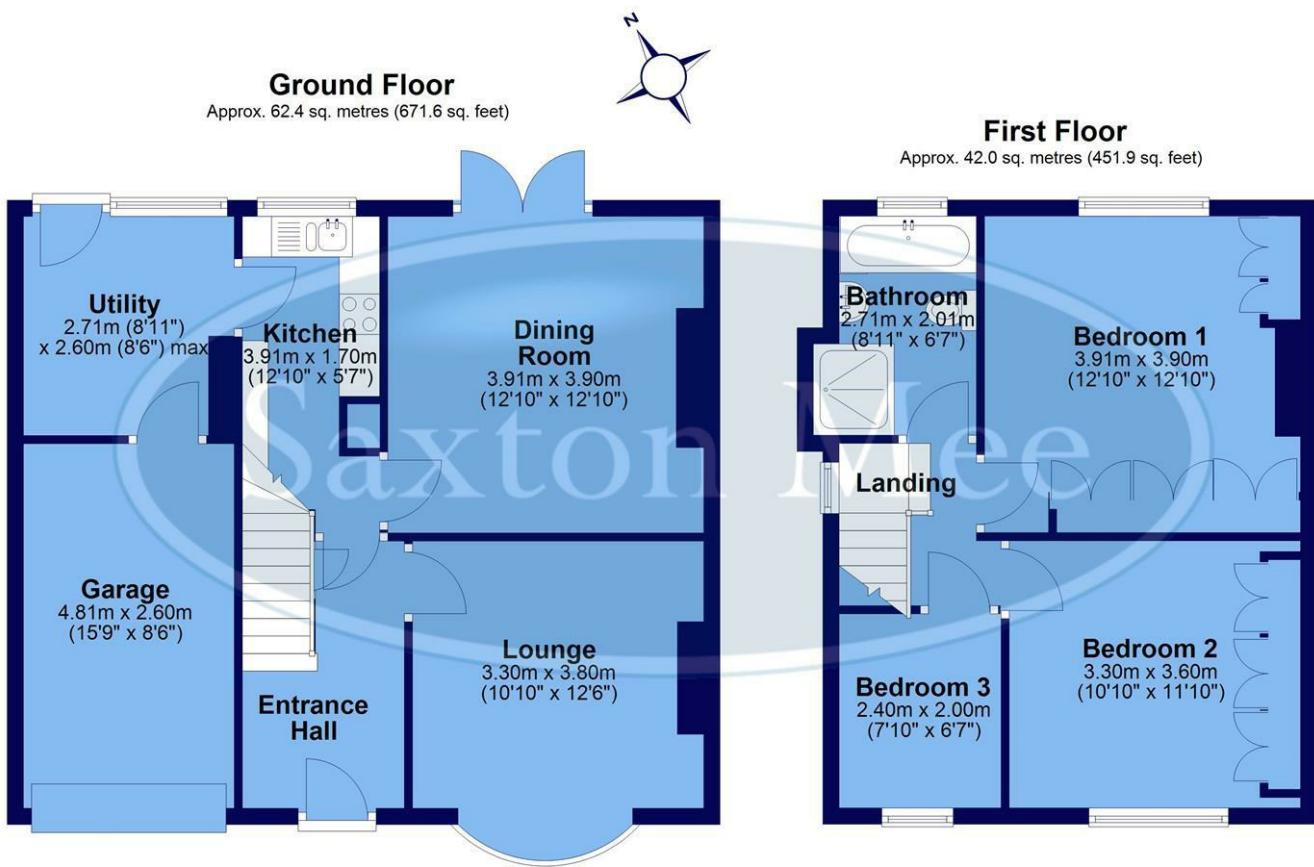
#### MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

#### 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](http://www.saxtonmee.co.uk)



[onTheMarket.com](http://onthemarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B4)	B
(C5-C9)	C
(D5-D9)	D
(E5-E9)	E
(F1-F5)	F
(G1-G5)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	74

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A
(B1-B4)	B
(C5-C9)	C
(D5-D9)	D
(E5-E9)	E
(F1-F5)	F
(G1-G5)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	62