

## 57 Queenswood Road, Wadsley Park Village, Sheffield, South

£315,000

- THREE BEDROOM END TOWN HOUSE
- BEDROOM ONE WITH EN-SUITE
- COUNCIL TAX BAND C - £2,119.18
- SOUGHT AFTER WADSLEY PARK VILLAGE LOCATION
- CUL DE SAC POSITION WITH GARAGE AND DRIVE
- FREEHOLD
- LOUNGE WITH BALCONY
- LARGE TIERED REAR GARDEN

## 57 Queenswood Road, Sheffield S6 1RR

**\*\*LOVELY THREE BEDROOM END TOWN HOUSE\*\*** New to the sales market is this great three bedroom property set over three floors. Situated in an enviable cul de sac position located at the top of Wadsley park Village, entering from the Worrall Road. Benefiting from a large tiered rear garden, an integral garage and drive providing off road parking for multiple vehicles. The property briefly comprises of; Ground floor entrance; Hallway; Door to integral garage; Downstairs cloakroom; Stairs to first floor landing; Lounge with balcony; Kitchen dining room with patio doors to rear garden; Stairs to the second floor landing; Bedroom one with built in furniture and en-suite shower room; Two further double bedrooms; Family shower room; Outside; Drive and garage; Tiered rear garden;



Council Tax Band: C



### **ENTRANCE HALLWAY**

This welcoming entrance hallway is accessed via a part glazed door and benefits from lots of built in storage; Having; Carpet flooring; Double central heating radiator; Two ceiling light points; Door to shelf cupboard storage; Double doors to hanging rail and shelf storage; Solid lockable door to integral garage; Solid door to downstairs cloakroom wc;

### **CLOAKROOM WC**

6'2" x 3'0"

The downstairs cloakroom has; Low level wc with push button flush; Corner wash basin with tiled splash back; Obscure double glazed uPVC window to the side elevation; Ceiling light point; Carpet flooring; Central heating radiator;

### **STAIRS RISING TO FIRST FLOOR LANDING**

The good sized first floor landing area has; Carpet flooring; uPVC double glazed window to the side elevation; Ceiling light point; Central heating radiator; Solid doors to lounge and kitchen diner; Stairs rising to second floor;

### **LOUNGE**

16'6" x 12'3"

This spacious lounge comprises of; uPVC double glazed window and double patio doors to the balcony, this lovely room offers elevated views to the front aspect; Carpet flooring; Two ceiling light points; Two central heating radiators; Power and aerial sockets;

### **BALCONY**

Having; Paved flooring; Wall and iron fence borders;

### **KITCHEN DINER**

A good combination of oak effect wall, base and drawer units; With; Roll top work surfaces; Tiled splash backs; Integrated electric oven, four ring gas hob and extractor hood above; 1 1/2 sink and drainer with mixer tap; Tiled splash backs; Space for free standing fridge/freezer; Space & plumbing for washing machine; Power sockets; Good sized dining area; uPVC double glazed door to the rear elevation; uPVC patio doors accessing to the rear garden; Vinyl flooring; Central heating radiator; Two ceiling light points;

### **STAIRS TO SECOND FLOOR LANDING**

With; Carpet flooring; Two ceiling light points; Loft hatch access; Solid doors to the three bedrooms and family shower room; Door to storage cupboard housing the water tank;

### **BEDROOM ONE**

13'0" x 10'0"

Spacious double bedroom; Benefiting from; Light wood fully fitted storage, including wardrobes, dressing table and chest of drawers; uPVC double glazed window to the rear elevation; Ceiling light point; Central heating radiator; Carpet flooring; Power sockets; Solid door to en-suite shower room;

### **EN-SUITE**

9'11" x 3'1"

Comprising of; Shower enclosure with wall mounted shower and bi-folding screen door; Wash basin and wc; Fully tiled walls; Vinyl flooring; Central heating radiator; Ceiling light point; Extractor fan; Obscure double glazed uPVC window to the rear elevation;

### **BEDROOM TWO**

12'2" x 8'1"

Another double bedroom; Having; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator; Power sockets;

### **BEDROOM THREE**

12'2" x 8'1"

Bedroom three has; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator; Power sockets;

### **FAMILY SHOWER ROOM**

Comprising of; Spacious double width shower enclosure with wall mounted shower and side screen door; Fully tiled walls; Low level wc with push button flush; Wash basin; Slimline vertical heated towel rail; Ceiling light point; Vinyl flooring; Obscure double glazed uPVC window to the side elevation;

## **GARAGE**

Having; An up and over door; Power and lighting; Shelf storage;

## **OUTSIDE**

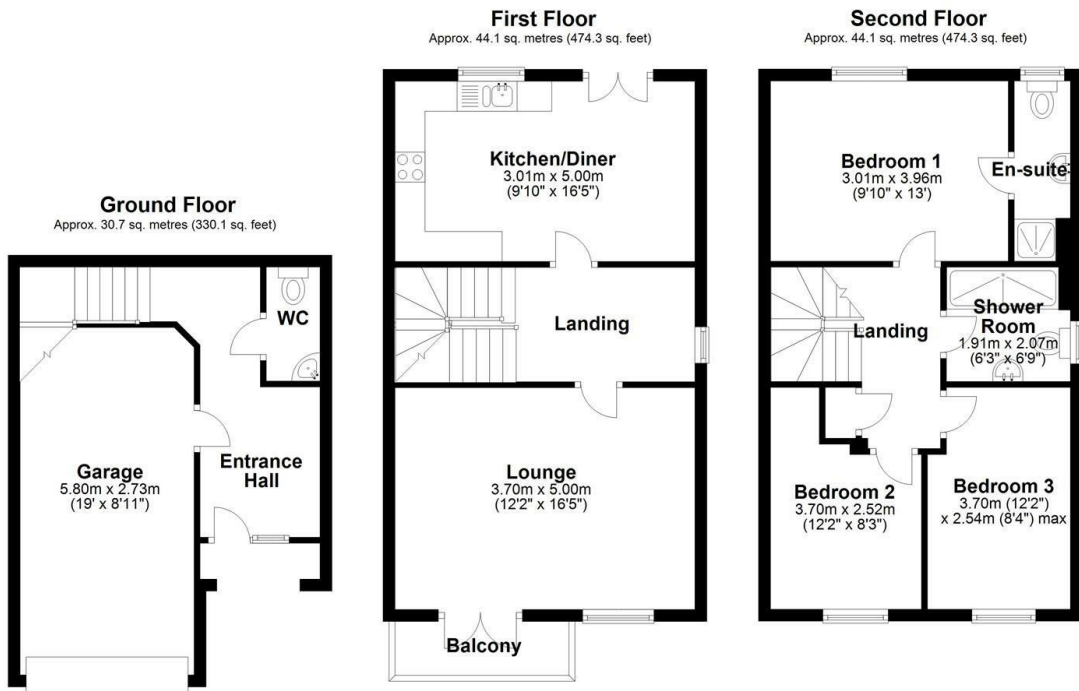
A wide drive to the front provides off road parking with a path and steps to the side which lead on to the rear garden. The tiered rear garden has levels of paving and decked entertaining areas.

## **DISCLAIMER**

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Total area: approx. 118.8 sq. metres (1278.6 sq. feet)

Floor plans are for identification purposes only. All measurements are approximate.  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC