



## Baxter Drive, Sheffield, S6

Asking Price £245,000

- BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME
- COUNCIL TAX BAND B - £1854.28
- BREAKFAST KITCHEN
- LEASEHOLD SEMI DETACHED PROPERTY
- GREAT SIZED GARAGE WITH UTILITY AREA AND SIDE DRIVE
- LARGE CONSERVATORY SITTING ROOM
- MANICURED GARDENS TO THE FRONT AND REAR
- LOUNGE THROUGH TO DINING ROOM
- DOUBLE GLAZED AND GAS CENTRAL HEATED



# Baxter Drive, Sheffield, S6

**\*\* FANTASTIC THREE BEDROOM SEMI DETACHED HOME \*\*** This lovely turn key family property offers the new owners a great home in a quiet residential road, with no through access. Set in a good sized plot with manicured gardens to the front and to the rear. The property benefits from a spacious garage and also has a drive offering off road parking for up to three vehicles. Briefly comprising of; Entrance porch; Lounge with open arch to dining room; Breakfast kitchen; Conservatory; Utility area to the back of the garage; Two double bedrooms with wardrobe storage; Further single bedroom; Family bathroom; Garage; Drive; Front and rear gardens;



Council Tax Band: B



## **ENTRANCE PORCH**

Enter via an obscure glazed uPVC entrance door opening to the porch area, with; uPVC double glazed windows to three aspects; Useful shoe cupboard storage; Wood effect vinyl flooring; Ceiling light; Part obscure glazed entrance door to hallway;

## **HALLWAY**

Having; Wood effect vinyl flooring; Central heating radiator with decorative cover; Ceiling light point; Stairs to the first floor; Solid door to lounge;

## **LOUNGE**

This beautifully presented lounged has; Feature fireplace; uPVC double glazed front facing window, with fitted blinds; Ceiling light point; Central heating radiator; Open arch to dining area;

## **DINING ROOM**

With; uPVC double glazed window to the conservatory; Carpet flooring; Central heating radiator; Ceiling light point; Door to breakfast kitchen;

## **BREAKFAST KITCHEN**

Consisting of; Pale grey wall and base units; White Quartz effect worktops and upstands; Breakfast bar seating area; Under unit lighting; Single sink and drainer with mixer tap; Set beneath an uPVC double glazed window to the rear elevation; Fitted blind; Freestanding oven, with brushed steel splashback and extractor hood above; Upright fridge freezer; Integrated slimline dishwasher; Bi-folding door to under stairs pantry zone; Wood effect laminate flooring; An uPVC double glazed stable style door to the conservatory;

## **CONSERVATORY**

A lovely rear garden facing sitting area comprising of; uPVC double glazed windows to three aspects, one side having obscure glazed windows for privacy; Fitted blinds to all windows; Wood effect laminate flooring; Central heating radiator; Double doors open to the side elevation steps, leading down to the patio;

## **GARAGE UTILITY AREA**

Located to the rear end of the garage with space and plumbing for appliances.

## **STAIRS TO FIRST FLOOR**

Carpeted stairs rise to the landing area with; Black iron and white painted balustrade; Solid doors to the three bedrooms and family bathroom; Good sized uPVC double glazed window to the side elevation; Fitted blind; Loft hatch access; Ceiling light point; Double doored storage area;

## **BEDROOM ONE**

The primary bedroom has; Fitted wardrobe storage, with louvre doors; uPVC double glazed window to the front elevation; Fitted Blind; Carpet flooring; Ceiling light point; Coving; Central heating radiator;

## **BEDROOM TWO**

A second double bedroom with; uPVC double glazed window to the rear elevation; Fitted blind; Wardrobes to be included in the sale; Built in cupboard storage; Central heating radiator; Ceiling light point; Carpet flooring;

## **BEDROOM THREE**

A single bedroom having; uPVC double glazed window to the front elevation; Fitted blind; Carpet flooring; Ceiling light point; Central heating radiator;

## **FAMILY BATHROOM**

Comprising of; Panelled bath; Wall mounted electric shower and folding screen door; Pedestal wash basin; Low level WC; Obscure double glazed uPVC window to the rear elevation; Vertical heated towel rail; Vinyl flooring; Fully tiled walls;

## **GARAGE**

With; An up and over door; Power and lighting; Window and entrance door to the rear elevation; Storage; Utility area;

## **DRIVE**

Offering off road parking for up to three vehicles;



## FRONT GARDEN

This large front garden has; Manicured lawn with borders of country style planting; A low stone wall borders the front with fencing to one side border;

## REAR GARDEN

A split level paved entertaining space has areas for lounging and eating; Shrub and pebble bed border a good sized lawn; Raised corner feature with modern planting; Outdoor lighting and CCTV; Access entrance door to garage; Tree outlook to the bottom of the garden;

## 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.

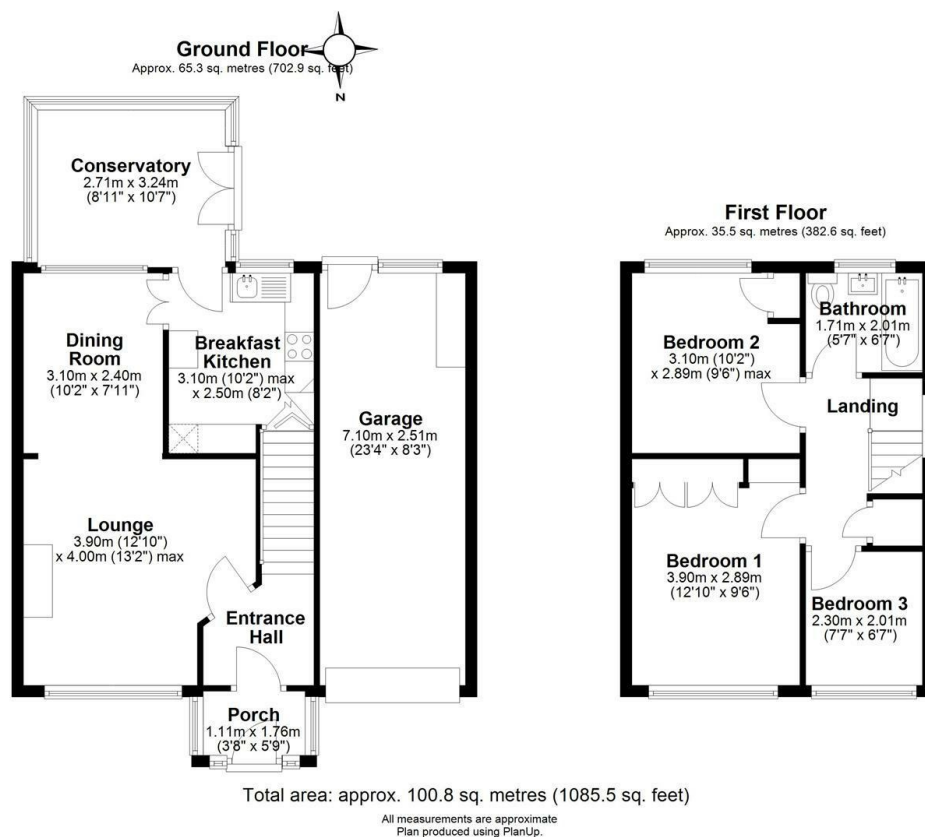
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.











## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	76
(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