



3, Wentworth Avenue

Sheffield, S11 9QX

Description

This beautiful detached property offers a superb range of extended accommodation, ideal for the family market, laid out over two floors. The finish is superb and includes a stunning, open plan dining kitchen which boasts beautiful Quartz work surfaces that extend to the large island unit and a lantern light and bi-folding doors combine to provide an abundance of natural light. The property is situated on a corner plot in the very affluent Whirlowdale Park neighbourhood, close to regular transport links that run along Ecclesall Road South into town and within a short walk away from the 'outstanding' rated schooling that makes the area such a firm favourite with the family market. Those with a love of the outdoors will appreciate the ancient local woodland that provides scenic walking trails leading out towards the Limb Valley and the beautiful surrounding countryside that sits proudly above the city. The landscaped gardens to the rear include low maintenance, artificial grass and a contemporary glazed balustrade that frames the entertainment terrace which includes a fixed pergola area that features a BBQ and bar area. This stunning, freehold home offers the opportunity for the next buyers to literally move in with no works required and an excellent range of generously proportioned accommodation which will not fail to impress.

ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.



- ELR PREMIUM SALE - Buyers fees of £595 including VAT will apply.
- Large dining room providing versatility in its use and superb sitting room with contemporary fireplace, excellent proportions and bi-folding doors into the garden.
- Off road parking for at least two cars and a larger than average single garage accessible via an electric door.
- Four double bedrooms, one with a bank of recently installed wardrobes, by Sharps.
- Two luxurious bathrooms (one ensuite) with modern tiling framing the suites.
- Low maintenance, south facing rear garden with terrace leading onto a recently roofed bar and BBQ area which overlooks the artificial lawn.
- Fabulous, open plan, dining kitchen with bi-folding doors opening to the rear garden, a lantern light and a large Island.
- Welcoming reception hall with Moduleo flooring and a separate cloakroom alongside a utility area to the rear of the larger than average garage which can be accessed via an electric door.
- Modern heating system and UPVC double glazing provide an excellent EPC rating of C.



ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.

Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search*

Water and Drainage Search*

Coal and Mining Search*

Environmental Search*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence. Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).

Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).

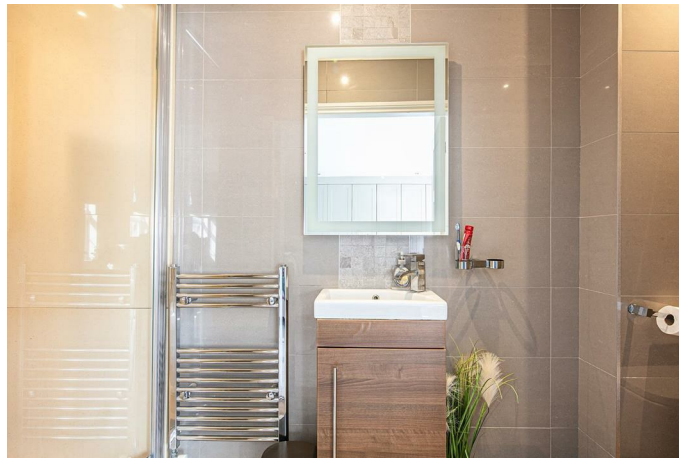
The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.

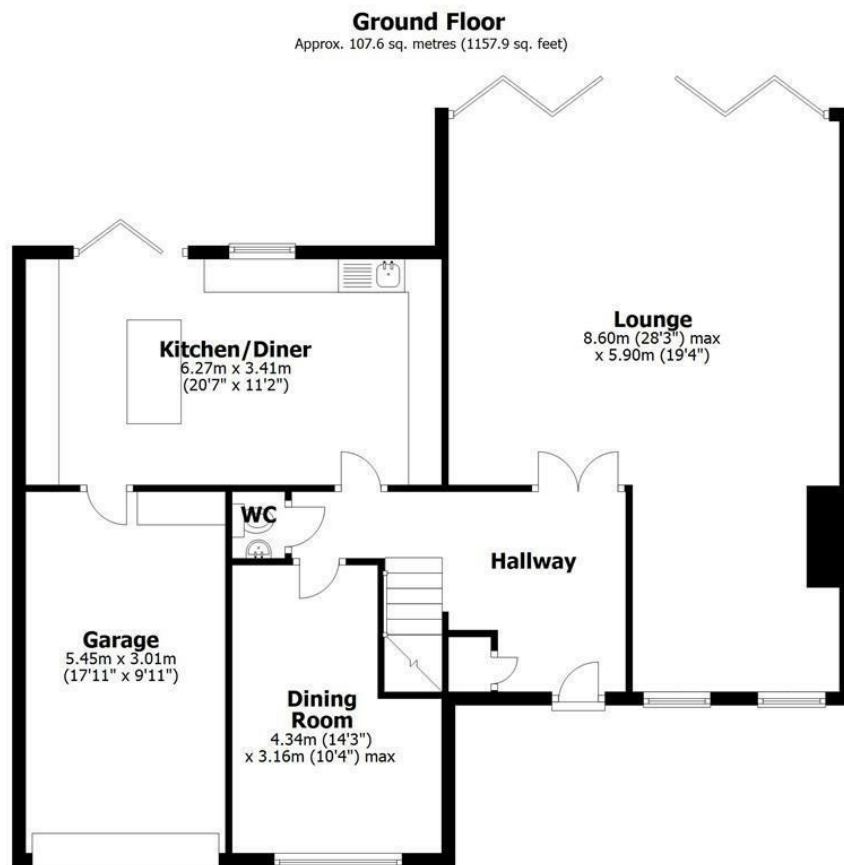
The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.





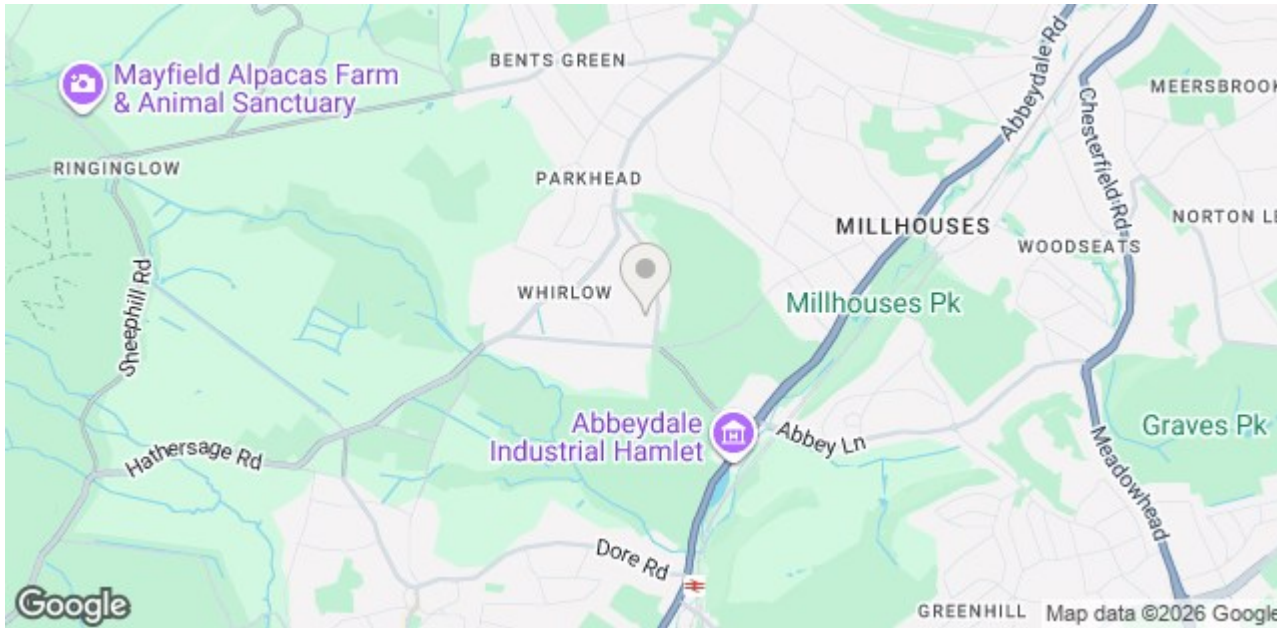




Total area: approx. 181.9 sq. metres (1958.2 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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