Saxton Mee

Middlewood Chase Wadsley Park Village Sheffield S6 1TW
Guide Price £275,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £275,000-£280,000 ** FREEHOLD ** Situated towards the end of a quiet cul-de-sac within the highly sought-after Wadsley Park Village development is this attractive three-bedroom, two-bath/shower-room semi-detached home. The property benefits from a rear garden, driveway and garage, together with uPVC double glazing and gas central heating.

The accommodation opens into an entrance hall, leading through to a comfortable lounge and a modern, contemporary kitchen/diner. The kitchen is fitted with a range of stylish units complemented by contrasting work surfaces incorporating a sink and drainer. An excellent selection of integrated appliances includes a fridge, freezer, dishwasher, washer-dryer, electric oven, microwave and four-ring hob with extractor above. There is also a useful under-stairs storage cupboard, gas boiler and convenient ground-floor WC.

uPVC French doors lead from the kitchen/diner into the garden room, providing additional versatile living space and creating an excellent connection between the house and garden. Further French doors open directly onto the west-facing rear garden, ideal for enjoying the afternoon and evening sun.

To the first floor are three bedrooms. The principal double bedroom benefits from two sets of fitted wardrobes and an en-suite shower room comprising a shower, WC and wash basin. The second double bedroom overlooks the rear garden and features fitted sliding wardrobes, while bedroom three is positioned to the front and incorporates a useful storage cupboard over the stairs.

Completing the first-floor accommodation is a stylish, fully tiled family bathroom fitted with a three-piece suite comprising a bath with overhead shower, WC and wash basin. There is also access to a useful loft space, providing additional storage.

- THREE-BEDROOM SEMI-DETACHED HOME
- SOUGHT-AFTER WADSLEY PARK VILLAGE LOCATION
- QUIET CUL-DE-SAC POSITION
- DESIRABLE WEST-FACING REAR GARDEN
- DRIVEWAY AND GARAGE
- MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- SEPARATE LOUNGE AND GARDEN ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- STYLISH FULLY TILED FAMILY BATHROOM
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING

OUTSIDE
A driveway leads to the garage with an up and over door, lighting and storage in the roof space. To the rear is a fully enclosed garden with a patio and an abundance of plants and shrubs.

LOCATION
The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus and tram-link bus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

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.

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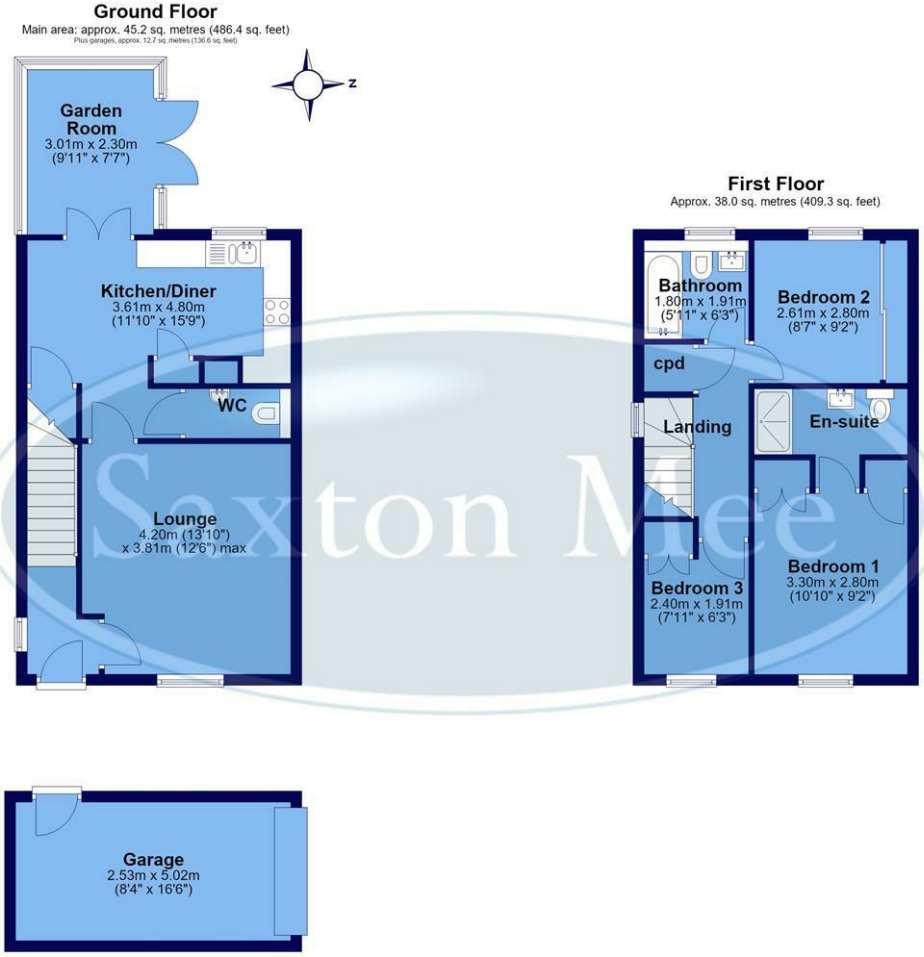

Main area: Approx. 83.2 sq. metres (895.8 sq. feet)
Plus garages, approx. 12.7 sq. metres (136.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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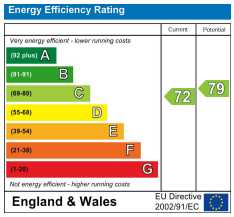

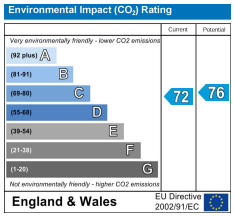

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