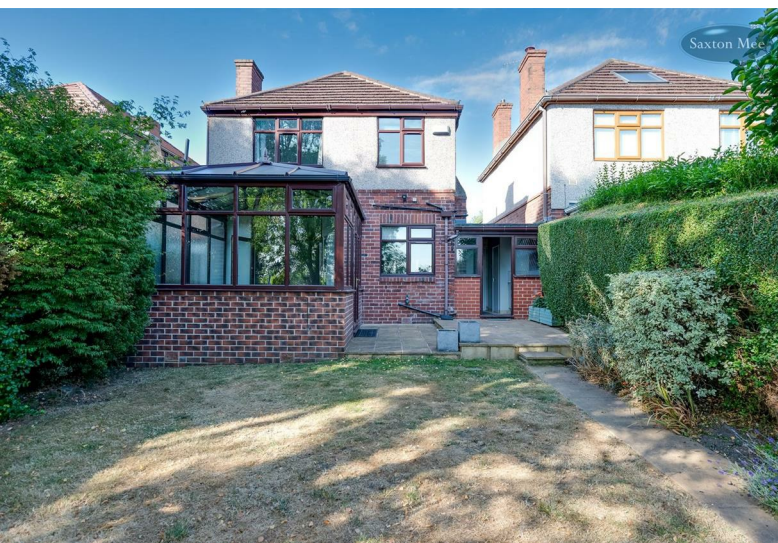




Grove Avenue Wadsley Sheffield S6 4AS
Offers Around £365,000

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Sheffield S6 4AS

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**** FREEHOLD ** NO CHAIN **** Situated on this attractive tree-lined road in this popular residential area of Wadsley is this effectively extended three bedroom, bay fronted detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, a garage, a downstairs WC, utility, an open plan kitchen/diner, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a front composite door into the entrance hall with access into the lounge and the kitchen/diner. The lounge has a large bay window allowing lots of natural light and an electric fire with surround. The fabulous open plan kitchen/diner has a range of Howdens units with a contrasting worktop which incorporates the sink and drainer. The central island with Quartz worktop is a lovely feature of the room. Integrated appliances include a fridge, dishwasher, electric oven, microwave oven and a four gas ring hob with extractor above. There is an under stair storage cupboard and double doors open into the extended garden room, perfect for enjoying the garden views. From the kitchen, a composite door opens into a utility with sink and drainer, space for a washing machine, fridge freezer and access to a WC and the integral garage which houses the gas boiler.

From the entrance hall, a staircase rises to the first floor landing with access into a partly boarded loft space, three bedrooms and a bathroom. The principle double bedroom is to the front aspect and has fitted wardrobes and cupboards. Double bedroom two overlooks the rear and again benefits from fitted wardrobes. Bedroom three is to the front. The bathroom has a white four piece suite including bath with shower attachment, WC, shower enclosure, and wash basin set in a vanity unit.

- PERFECT FAMILY HOME
- THREE BEDROOMS
- LOUNGE WITH A BAY WINDOW
- OPEN PLAN KITCHEN/DINER WITH CENTRAL ISLAND
- EXTENDED GARDEN ROOM
- UTILITY & DOWNSTAIRS WC
- DRIVEWAY & GARAGE
- FULLY ENCLOSED REAR GARDEN
- FOUR PIECE SUITE BATHROOM
- POPULAR RESIDENTIAL AREA





OUTSIDE

A low wall and hedge encloses a front garden area. There is a driveway providing off-road parking for one car and this leads to the garage. To the rear is a fully enclosed garden and this includes two lawned areas, two patios and a pear tree.

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 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 D.

VALUER

Greg Ashmore MNAEA/Chris Spooner 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.



Total area: approx. 114.3 sq. metres (1230.2 sq. feet)

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

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