

# HUNTERS®

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## Wordsworth Avenue

Sheffield, S5 9NJ

Guide Price £180,000 - £195,000



- 3/4 BED SEMI DETACHED
- TWO SUMMER HOUSES
- GOOD SIZED BEDROOMS
- AMPLE OFF ROAD PARKING ON DRIVE
- COUNCIL TAX BAND A
- CONSERVATORY
- MODERN KITCHEN AND BATHROOM
- WELL LANDSCAPED GARDEN
- CLOSE TO AN ARRAY OF AMENITIES

Tel: 0114 257 8999

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GUIDE PRICE £180,000 - £190,000. Nestled in the popular area of Wordsworth Avenue, Sheffield, this delightful 3/4 semi-detached house offers a perfect blend of modern living and outdoor enjoyment. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, with the master bedroom currently divided into two, allowing for the potential of four bedrooms, catering to families of various sizes.

Located within walking distance to an array of amenities, surrounded by reputable schools, close to the Northern General Hospital, serviced by good public bus routes and with direct roads leading to Sheffield Centre, the M1 and Rotherham.

The modern kitchen and bathroom are designed with contemporary finishes, ensuring both style and functionality. The addition of a conservatory enhances the living space, providing a bright and airy area to enjoy the garden views throughout the year. The well-landscaped garden is a true highlight of this property, featuring two large summer houses that offer versatile uses, whether for hobbies, storage, or as a peaceful retreat. The expansive decked patio is perfect for al fresco dining or simply soaking up the sun during the warmer months. Furthermore, the sizeable driveway provides convenient off-street parking, a valuable asset in this sought-after location.

Briefly comprising porch, entrance porch, living room, kitchen/diner, conservatory, bathroom and three good sized bedrooms.

This semi-detached house is an ideal choice for those seeking a comfortable family home with excellent outdoor space, all within a friendly neighbourhood. Don't miss the opportunity to make this lovely property your own....book your viewing today!

## PORCH

Through a glazed uPVC door leads into a handy porch area, complete with tiled flooring making it perfect for muddy wellies or paws, also comprising wall lights, uPVC window and glazed wooden door leading into the hallway.

## HALLWAY

Comprising tiled flooring, large under stairs storage area which makes a great cloakroom space, wall mounted radiator, stairs rising to the first floor and doors leading to bathroom and living room.

## LIVING ROOM

17'5" x 10'3" (5.33 x 3.14)

A spacious living area, drenched in natural light through a large front facing uPVC window, hosting a charming white fireplace with marble surround and coal effect cast iron gas fire; giving a great focal point to the room and cosy feel in the wintry months, also comprising ambient wall lights, wall mounted radiator, aerial point, telephone point and door leading into the kitchen/diner.

## KITCHEN/DINER

17'7" x 10'3" (5.36 x 3.14)

A generously sized, modern kitchen boasting an array of grey wall and base units providing plenty of storage space, contrasting white sparkle worktops, black subway splashback tiling, inset stainless steel sink and drainer with matching mixer tap, inset stainless steel gas hob with extractor hood above, integrated electric oven, space for an American style fridge/freezer, under counter space and plumbing for a washing machine, laminate flooring, uPVC window and uPVC glazed door leading into the conservatory.

## CONSERVATORY

13'6" x 7'5" (4.14 x 2.27)

Offering that extra living space for you to use as you wish, this uPVC conservatory is currently used as a dining room, comprising tiled flooring, inset spotlights, wall mounted radiator and French doors opening out onto the garden, creating a great social space.

## DOWNSTAIR BATHROOM

8'11" x 6'0" (2.74 x 1.83)

A modern family bathroom tiled in fresh white, comprising 'P' shaped bath with drench shower over, grey wood effect vanity unit with inset sink, low flush WC, wall mounted chrome heated towel rail, extractor fan and frosted uPVC window.

## LANDING

Comprising uPVC window, loft hatch leading to a partially boarded loft and doors leading to three bedrooms.

## BEDROOM 1

14'9" x 10'9" (4.5 x 3.29)

Currently split into two bedrooms, jack and jill style, separated with a stud wall, so could be easily reversed to one large double room if desired, comprising two uPVC windows, aerial point and wall mounted radiator.

## BEDROOM 2

15'5" x 8'4" (4.7 x 2.56)

A further good sized double bedroom comprising rear facing uPVC window, wall mounted radiator and aerial point.

## BEDROOM 3

9'10" x 9'3" (3 x 2.83)

A small double or large single bedroom, comprising rear facing uPVC window and wall mounted radiator.

## EXTERIOR

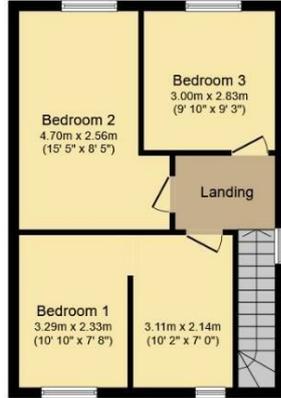
To the front of the property is an extensive gated driveway providing off road, gated parking for two cars. To the rear of the property is a sizeable, well landscaped garden, hosting two wonderful summer houses (one with an attached storage area) with both lighting and power, giving you plenty of options with how to use them; office space, hobby rooms, gyms or outdoor bar and seating areas, the possibilities are endless. The garden also boasts a large raised decked area, perfect for entertaining in the summer months, two further patio areas, two low maintenance artificial lawn areas and outdoor lighting.

# Floorplan



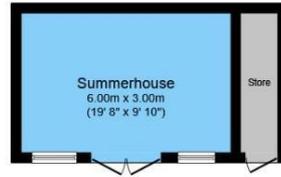
## Ground Floor

Floor area 56.4 sq.m. (607 sq.ft.)



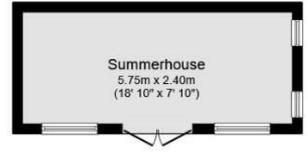
## First Floor

Floor area 44.3 sq.m. (476 sq.ft.)



## Outbuilding

Floor area 30.2 sq.m. (325 sq.ft.)



Total floor area: 130.9 sq.m. (1,409 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

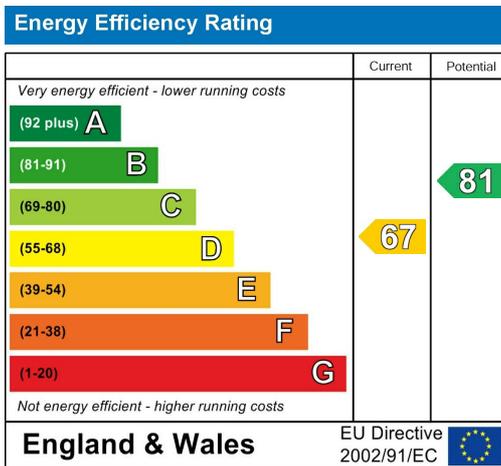
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## Energy Efficiency Graph



## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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