



# Rural Lane, Wadsley, Sheffield, S6 4BL

Offers Over £210,000

🛏️ 2 🚿 1 🚗 1



## Why You'll Love It

Set back from the road with steps rising to a well-presented frontage, this home immediately gives a sense of care and pride in ownership. The approach creates a welcoming first impression, hinting at the warmth and practicality that continues throughout the property.

Entering through the front door, you are greeted by a bright and airy living room positioned to the right. This is a lovely, comfortable space to relax, with natural light enhancing its welcoming feel. It's the kind of room that easily adapts to modern living, perfect for cosy evenings in or hosting friends and family.

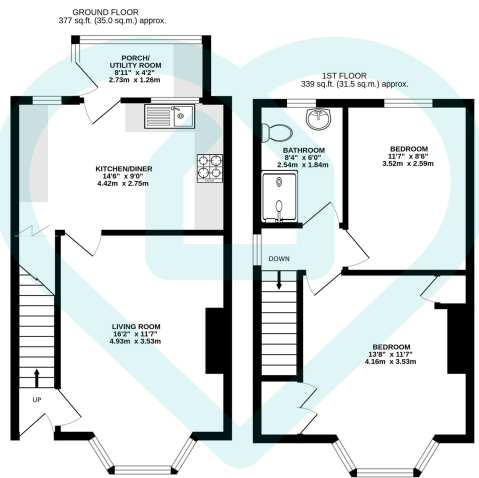
To the rear, the property opens up into a spacious kitchen/diner, forming the heart of the home. This is a sociable and functional space with plenty of room for both cooking and dining, making it ideal for everyday life as well as entertaining. The layout flows naturally, and the addition of a utility area to the back adds valuable extra space. This extension not only provides practicality for laundry and storage but also offers an alternative main entrance, which is particularly useful for busy households or when coming in from the garden.

The rear garden is a true highlight. Backing directly onto open horse fields, it offers a peaceful and scenic outlook that's increasingly hard to find. Whether you're enjoying a morning coffee or unwinding after a long day, the sense of openness and connection to nature makes this outdoor space feel special. It's a perfect setting for those who appreciate a quieter lifestyle without sacrificing convenience.

Upstairs, the property continues to impress with two well-proportioned double bedrooms. Both rooms offer comfortable accommodation with ample space for furnishings, making them ideal for a range of buyers; from first-time homeowners to those looking to downsize without compromise. The shower room is neatly presented and functional, serving the first floor with ease.

Storage is another strong point throughout the home, with thoughtful use of space ensuring everything has its place. This practicality, combined with the overall condition of the property, means it is ready for a new owner to move straight in and make it their own.



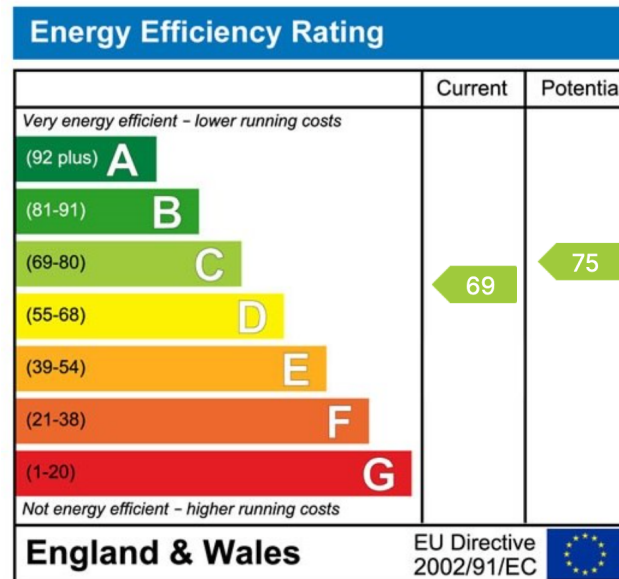


TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Popular Wadsley Location
- Open Kitchen/Dining Space
- Two Double Bedrooms
- Great Storage Throughout
- Well Looked After By The Current Owner
- Good Sized Rear Garden - Backing Onto Horse Fields
- Semi Detached Home
- Great For First Time Buyers Or Downsizers
- Great Transport Links
- Local Shops, Pubs and Cafe's



### Sales | Lettings | New Homes

VAT Reg Number: 191 3588 84  
 Company Reg Number: 08610489  
 Company Reg Address: 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building  
 67 Middlewood Road  
 Hillsborough  
 Sheffield  
 S6 4GX

### Get in touch - arrange an appointment



0114 232 1764  
 sales@morfittsmith.co.uk  
 lettings@morfittsmith.co.uk  
 newhomes@morfittsmith.co.uk  
 www.morfittsmith.co.uk



@MorfittSmith  
 @MorfittSmith  
 MorfittSmith  
 Estate & Letting Agent