



Ben Close Wadsley Sheffield S6 4SG
Offers Around £275,000

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**** FREEHOLD ** NO CHAIN **** Situated on this enviable plot at the end of this quiet cul-de-sac in this popular residential area is this three bedroom, bay fronted semi detached property which enjoys a fabulous rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating. The property has been well-kept but is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises: enter via a porch into the entrance hall with access into the lounge and the kitchen. The well proportioned lounge has a lovely bay window allowing lots of natural light and a feature fireplace. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob along with housing and plumbing for a washing machine. There is a rear entrance door and a pantry off with fitted shelving and space for a fridge. Off the kitchen, is access to a good sized dining room with a feature fireplace and a uPVC sliding door opening to the rear garden, providing a perfect extension for indoor/outdoor dining.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, the three bedrooms, a wet room and WC. The principal bedroom is a good sized double and has a front bay window. Double bedroom two is to the rear aspect. Bedroom three is to the front aspect and has a cupboard which houses the gas boiler. The wet room has an electric shower and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE, DINING ROOM & KITCHEN
- DRIVEWAY & GARAGE
- EXCITING OPPORTUNITY
- GOOD SIZED REAR GARDEN
- QUIET CUL-DE-SAC IN THIS SOUGHT-AFTER-LOCATION
- CONVENIENT ACCESS TO AMENITIES
- WELL REGARDED LOCAL SCHOOLS
- ON THE CUSP OF BREATH-TAKING COUNTRYSIDE
- EASY ACCESS TO THE CITY CENTRE





OUTSIDE

To the front is a lawn with a driveway to the side providing off-road parking and this leads to the garage with power and lighting and has access to the fully enclosed rear garden which is mostly laid to lawn and has a patio.

LOCATION

Located in this sought after and popular residential area of Wadsley, with convenient access to a host of local amenities, shops and supermarkets. Ofsted good & outstanding rated schools are within 0.4 miles, with excellent transport and commuting links to Hillsborough High Street, Sheffield City Centre, Meadowhall Shopping Centre, Northern General Hospital and yet is on the fringe of some breath-taking countryside including the Peak District National Park.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

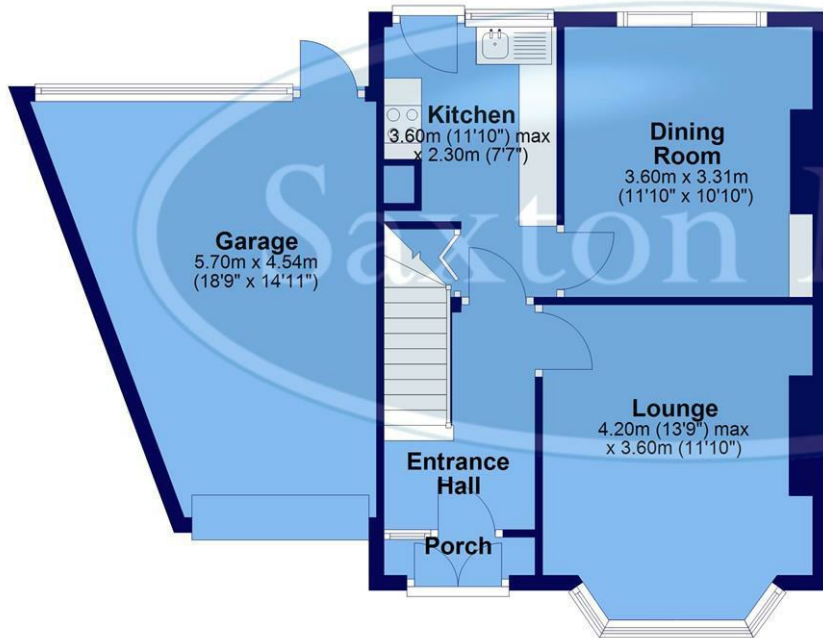
Greg Ashmore MNAEA

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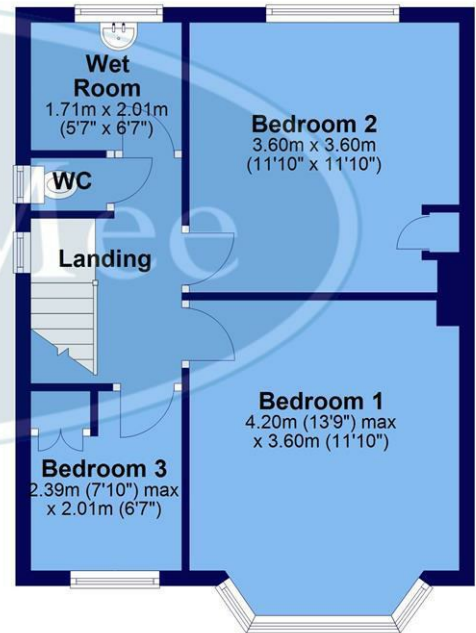
Ground Floor

Approx. 63.4 sq. metres (682.9 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



Total area: approx. 106.5 sq. metres (1146.0 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-101)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
		65	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A (81-91)		
B (69-80)			
C (55-68)			
D (39-54)			
E (21-38)			
F (1-20)			
		73	77
England & Wales		EU Directive 2002/91/EC	