



Cox Road Wisewood Sheffield S6 4SX  
Guide Price £290,000

# Cox Road

Sheffield S6 4SX

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GUIDE PRICE £290,000-£300,000 \*\* FREEHOLD \*\* Viewing is essential to appreciate the accommodation on offer of this effectively extended, three bedroom, two bathroom semi detached property which enjoy a lovely rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. The property is well presented throughout and features a fabulous kitchen/diner. Located in this popular residential area with easy access to the city centre, amenities, schools, the Supertram network and open countryside.

Tastefully decorated in neutral tones, the living accommodation briefly comprises: enter through a front door into the entrance hall with access into the lounge, bathroom, utility and the kitchen/diner. The bright and airy lounge has a media wall and modern fire, which is the focal point of the room. The stylish bathroom is fully tiled and has a chrome towel radiator and a white three piece suite including bath with overhead shower, WC and wash basin with vanity unit. The utility has wall units, a worktop and housing and plumbing for a washing machine. The heart of this home is the fabulous kitchen/diner which has bi-fold doors opening onto the rear garden, providing a perfect extension for indoor/outdoor dining. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. There is a range of integrated appliances, a roof lantern and ample space for a dining table and chairs.

From the entrance hall, a staircase rise to the first floor landing with access into the three bedrooms. The principal bedroom is to the rear and comes with the added advantage of an en suite shower roof with towel radiator, shower, WC and wash basin. Bedroom two is to the front aspect. Bedroom three is to the side aspect.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI DETACHED PROPERTY
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- STYLISH THREE PIECE SUITE BATHROOM
- LOUNGE WITH MEDIAL WALL
- FABULOUS KITCHEN/DINER WITH BI-FOLD DOORS
- LOVELY REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- POPULAR RESIDENTIAL AREA
- EASY ACCESS TO THE CITY CENTRE, AMENITIES, SCHOOLS & TRANSPORT LINKS



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## OUTSIDE

To the front of the property is a gravelled driveway providing off-road parking. To the rear is a lovely garden which has a patio, seating area and lawned gardens.

## LOCATION

Situated in this popular suburb close to Wadsley and Loxley Common and equally easy to get out to the countryside. Hillsborough is in close proximity as well as public transport including the Supertram. There is easy access to Hospitals, Universities, Sheffield City Centre and motorway links.

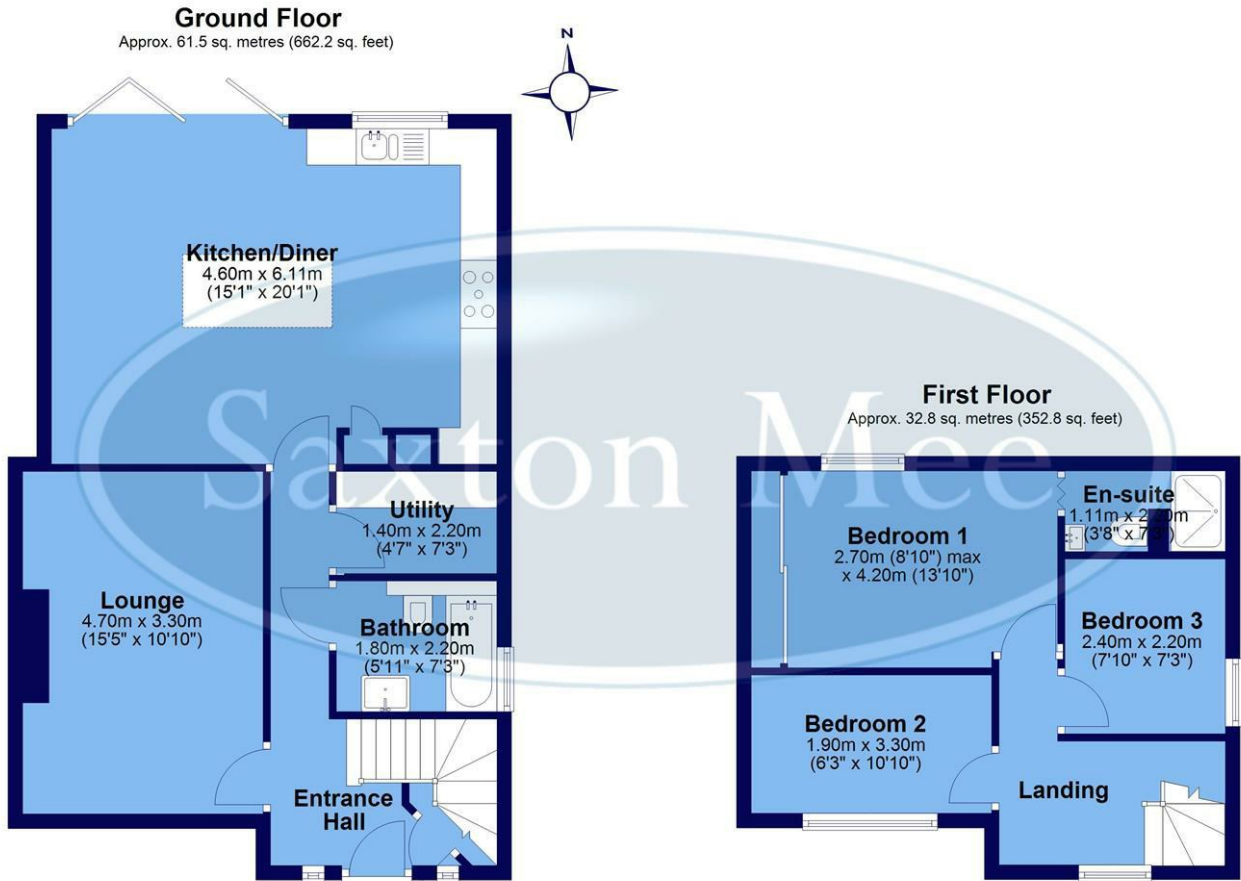
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## 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.



**Total area: approx. 94.3 sq. metres (1015.0 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	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	62	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		