



Dial House Road Wisewood Sheffield S6 4WU
Guide Price £240,000

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GUIDE PRICE £240,000-£260,000 ** FREEHOLD ** Situated in a popular residential area on the outskirts of Sheffield City Centre, on Dial House Road in Wisewood is this three bedroom semi detached property which enjoys a good sized rear garden with a large workshop and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. The property is situated close to an excellent range of local amenities, excellent schools catchment, local doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, Sheffield City Centre, Meadowhall Shopping Centre, Rotherham, public transport links, nearby train station and walking distance to the local park.

Neutrally decorated throughout, the living accommodation briefly comprises: enter via a front door into an inner lobby with access to the lounge and the kitchen/diner. The well proportioned lounge has a gas fire set in a feature fireplace and laminate flooring which flows through double doors into the garden room. The kitchen/diner has a range of units with a contrasting worktop which incorporates the sink and drainer. There is a Range cooker with extractor above, a tiled floor and a rear entrance door.

From the inner lobby, a staircase rises to the first floor landing with access into a boarded loft space, the three bedrooms and the bathroom. The main double bedroom has two front windows and built-in space with shelving for storage. Double bedroom two is to the front and has a fitted cupboard. Bedroom three is to the rear aspect. The bathroom has a white three piece suite including bath with shower attachment, WC and wash basin.

- NO CHAIN / FREEHOLD
- THREE BEDROOMS
- SEMI DETACHED
- OFF-ROAD PARKING
- GOOD SIZED GARDEN WITH LARGE WORKSHOP & STORE ROOMS
- WELL PROPORTIONED LOUNGE
- KITCHEN/DINER
- POPULAR S6 LOCATION
- GOOD LOCAL SCHOOLS
- EASY ACCESS TO AMENITIES & PUBLIC TRANSPORT LINKS





OUTSIDE

To the front of the property is a driveway providing off-road parking. The good sized rear garden has a patio, decked terrace and a lawned garden along with a large outbuilding including a workshop, two store rooms, power and lighting.

LOCATION

Just a short journey away, Hillsborough which offers supermarkets, independent retailers, cafés, and restaurants. The Supertram and regular bus routes make commuting into Sheffield City Centre quick and straightforward, while the nearby road network connects you easily to the wider region. Local amenities in Loxley and Wadsley add to the convenience, offering additional shops, pubs, and services right on your doorstep. Families will appreciate the choice of well-regarded schools in the area, along with nearby parks and playgrounds for outdoor play. Wisewood is perfectly placed between two stunning green spaces, the Loxley Valley and the Rivelin Valley.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

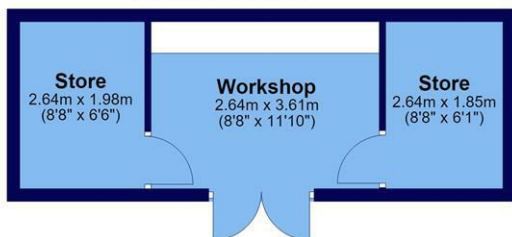
VALUER

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.

Ground Floor

Approx. 45.9 sq. metres (493.5 sq. feet)
(excluding Workshop, Store, Store)



First Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



Total area: approx. 83.8 sq. metres (901.6 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		68	72
EU Directive 2002/91/EC			