



Northwood Place Wadsley Park Village Sheffield S6 1RA  
Offers Around £350,000



# Northwood Place

Sheffield S6 1RA

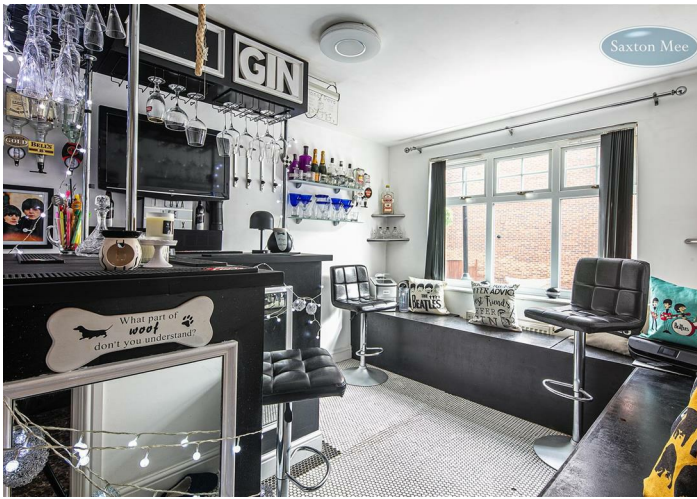
Offers Around £350,000

**\*\* FREEHOLD \*\* NO CHAIN \*\* GARAGE \*\*** Situated on the popular Wadsley Park Village in this quiet cul-de-sac is this three/four double bedroom, three bathroom end townhouse which enjoys a fully enclosed rear garden and benefits from a garage, off-road parking, uPVC double glazing and gas central heating. Set over three spacious levels, the living accommodation briefly comprises, front door which opens into the entrance hall with a downstairs WC. A tiled flooring continues into the good sized kitchen/diner. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink, drainer and the five ring gas hob with extractor above. Integrated appliances include a double electric oven along with housing and plumbing for a washing machine and dishwasher as well as space for a fridge freezer. There is an under stair storage cupboard and access into the extended garden room. This bright and airy space has uPVC French doors and is perfect for enjoying the garden views. Off the entrance hall is bedroom four which is currently kitted out as a bar with seating area. From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into the lounge and the master bedroom. The good sized lounge has two windows making this a bright and airy space. The master bedroom has fitted wardrobes and en suite shower room. A further staircase rises to the second floor landing with access into the loft space, the two further double bedrooms and the principal bathroom. Bedroom two has fitted wardrobes and an en suite shower room. Bedroom three again has fitted wardrobes and overlooks the rear garden. The bathroom comes with a three piece suite including bath with shower attachment, WC and wash basin.

- EARLY VIEWING ADVISED
- IDEAL FAMILY HOME
- THREE/FOUR DOUBLE BEDROOMS & THREE BATHROOMS
- GOOD SIZED LOUNGE, KITCHEN/DINER & EXTENDED GARDEN ROOM
- OFF-ROAD PARKING, FULLY ENCLOSED GARDEN & GARAGE
- WITH LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS CLOSE-BY
- QUIET CUL-DE-SAC POSITION ON WADSLEY PARK VILLAGE
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS







## OUTSIDE

Vehicular and pedestrian access down the side of the property. A gate opens to the fully enclosed rear garden with artificial grass and a patio. The garage has an up and over door.

## LOCATION

The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

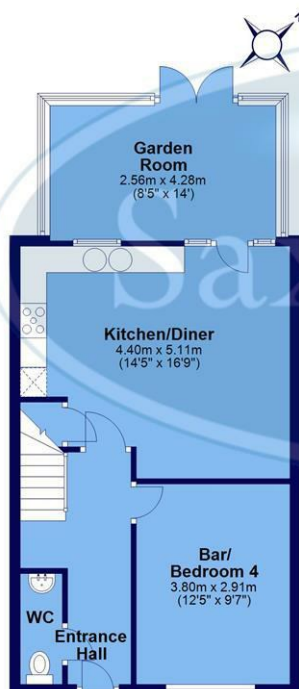
## VALUER

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.

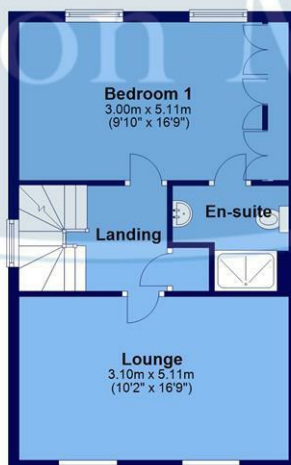
## Ground Floor

Main area: approx. 53.8 sq. metres (579.0 sq. feet)  
Plus garages, approx. 14.1 sq. metres (151.7 sq. feet)



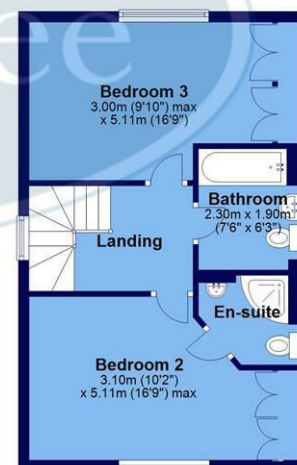
## First Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



## Second Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



Main area: Approx. 138.6 sq. metres (1491.8 sq. feet)  
Plus garages, approx. 14.1 sq. metres (151.7 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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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			
(43-54) E			
(31-42) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	86
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			