



128 Station Road, Woodhouse, Sheffield, S13 7RB

Offers In The Region Of £299,950

- DELIGHTFUL DETACHED FAMILY HOME
- WELL PROPORTIONED ACCOMMODATION
- PLEASANT GARDENS TO FRONT AND REAR
- POPULAR VILLAGE LOCATION
- UPVC DOUBLE GLAZING
- FOUR GOOD SIZED BEDROOMS
- NO CHAIN
- CLOSE TO GOOD LOCAL AMENITIES
- BRAND NEW HOT AIR CENTRAL HEATING SYSTEM
- OFF ROAD PARKING AND GARAGE

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Andersons are delighted to bring to the open market this charming four-bedroom detached family residence. Located within easy walking distance of local primary and secondary schools, bus routes, and Woodhouse Village, which offers a range of shops, eateries, and a large health centre. Crystal Peaks Shopping Centre is just a short drive away. The property is also well-placed for outdoor pursuits, with Woodhouse Washlands and Shire Brook Valley Nature Reserves both within walking distance and Rother Valley Country Park a short drive away. Major road and motorway networks are also easily accessible. The property has been a much-loved home for many years and benefits from uPVC double glazing, hot air central heating, brand new combination boiler providing constant hot water, off-road parking, a garage and pleasant front and back gardens. The property is ideal for young families and is available with no chain and must be viewed to be fully appreciated.



Council Tax Band: D



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Having a UPVC entrance door with UPVC double glazed side panel. There is a staircase which leads to the first-floor accommodation and below that there is a cupboard which houses the hot air unit.

LIVING ROOM

16'11" x 11'6"

A lovely light and bright room which benefits from a large front facing UPVC double glazed window coving to the ceiling and low-level built-in storage

An archway leads through to;

DINING ROOM

17'10" (max) x 9'6" (max)

Having a wall mounted air conditioning unit, a UPVC double glazed window and UPVC double glazed sliding doors provides views onto and lead out to the pleasant garden. There is also coving to the ceiling.

KITCHEN

10'1" x 7'11"

Fitted with a comprehensive range of units above and below top work surfaces which incorporate a 1 1/2 bowl composite sink with mixer taps. There is an integrated gas oven with four ring gas hob and extractor. There are tile splashback for UPVC double glazed window space and plumbing for an automatic washing machine and space for an upright fridge freezer.

FIRST FLOOR

LANDING

With access to all principal rooms and loft storage space.

BEDROOM ONE

13'10" x 11'5"

Having a front facing UPVC double glazed window, air-conditioning unit and range of fitted bedroom furniture including double wardrobes and drawers.

BEDROOM TWO

11'10" x 8'2"

Having a front facing UPVC double glazed window with wardrobe and additional storage.

BEDROOM THREE

10'1" x 8'2"

With a rear facing UPVC double glazed window and built-in bedroom furniture.

BEDROOM FOUR

10'3" x 8'10"

With a rear facing UPVC double glazed window and built-in bedroom furniture.

SHOWER ROOM

5'6" x 5'4"

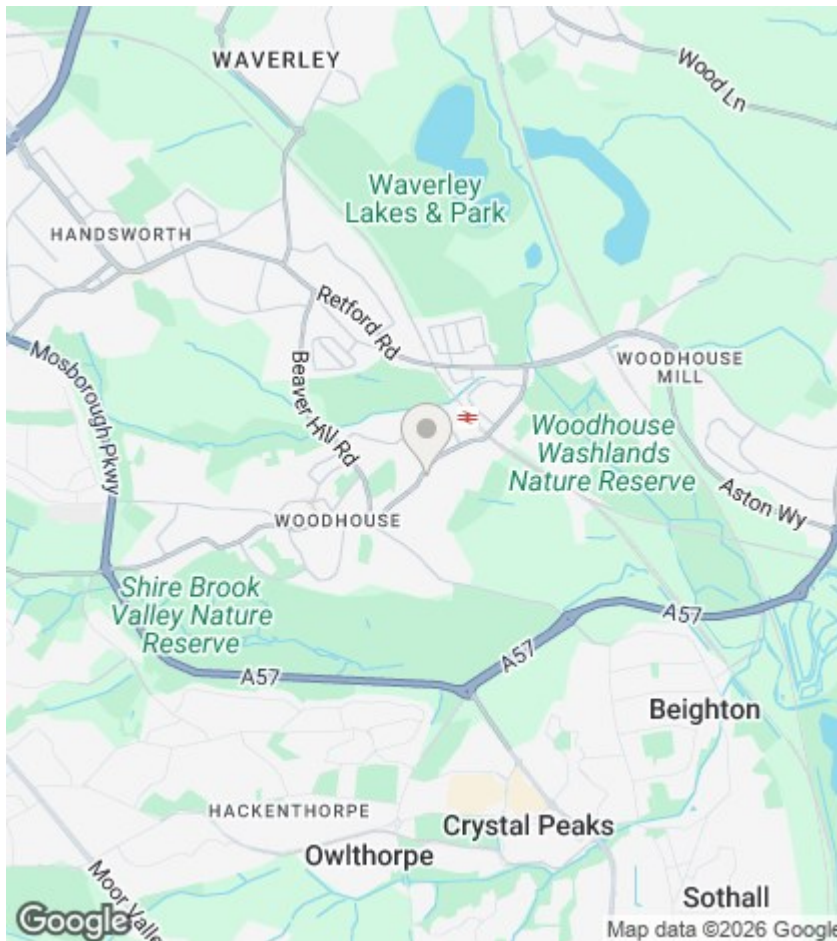
Fitted with a two piece suite which comprises of a large glazed shower cubicle with newly installed thermostatic shower and a vanity wash hand basin. There is tiling to the walls and floor, a useful storage cupboard and rear facing UPVC double glazed window.

OUTSIDE

The Property stands in a good size plot with a gated driveway to the front which intern leads to the garage and a pleasant lawn garden behind a mature hedge and wall. Side excess leads to the rear garden where there is a delightful level garden with lawn, patio and raised planters.

GARAGE

With a manual up and over door and the gas and electric metres are housed here.



Directions

Viewings

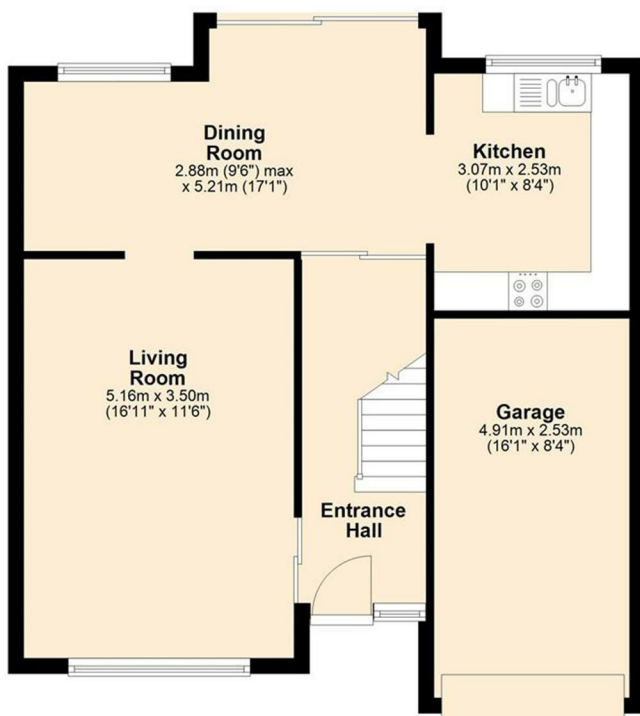
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

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	EU Directive 2002/91/EC	

Ground Floor

Approx. 60.7 sq. metres (653.6 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.2 sq. feet)

