



Milden Road Wadsley Sheffield S6 4AT
Guide Price £375,000

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GUIDE PRICE £375,000-£385,000 ** FREEHOLD ** SOUTH-WEST FACING REAR GARDEN **

Situated on this attractive tree-lined in this popular area of Wadsley is this three bedroom, bay fronted detached property which enjoys a well maintained rear garden and benefits from a much larger than average garage with WC, a driveway providing off-road parking and gas central heating. The property is well presented throughout and boasts original features, well proportioned rooms and high ceilings.

Neutrally decorated the living accommodation briefly comprises a front door opens into the entrance hall with the original floorboards and access to the cellar head with fitted shelving and steps descending to the cellar which offers excellent storage and has the original stone table. From the hall, there is access to the lounge, dining room and kitchen. The lovely lounge has a front bay window allowing natural light, a gas fire with an attractive marble surround and Oak Parquet flooring. The dining room has uPVC French doors opening onto the rear garden, providing a perfect extension for indoor/outdoor entertaining. The kitchen has a range of units with contrasting worktops. There is space for an oven as well as an integrated dishwasher and fridge. A uPVC door then opens into a utility/rear entrance porch which has housing and plumbing for a washing machine and double doors opening onto the garden. A sliding door opens into the extended garage which has a WC, workshop and storage in the roof space.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The main bedroom is a large double which has ample space for furniture and a bay window. Bedroom two is again a large double with space for furniture. Bedroom three has fitted cupboards and access to the loft space. The bathroom has a three piece suite including bath with overhead shower, WC, wash basin and a cupboard which houses the modern gas boiler.

- LOVELY FAMILY HOME
- LOUNGE WITH A BAY WINDOW, GAS FIRE & OAK PARQUET FLOORING
- DINING ROOM & KITCHEN
- UTILITY/REAR ENTRANCE PORCH
- SOUTH-WEST FACING GARDEN
- MUCH LARGER THAN AVERAGE GARAGE WITH WC & WORKSHOP
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- AMENITIES, TRANSPORT LINKS & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





OUTSIDE

To the front is a lovely landscaped garden with mature plants and trees. A driveway providing off-road parking leads to the much larger than average garage. The south-west facing rear garden has an abundance of plants, shrubs and trees. There is also a garden shed, greenhouse, seating areas and an apple tree. The well maintained garden offers lots of privacy.

LOCATION

The property is situated in the popular area of Wadsley, close to all local amenities, good reputable schools and public transport facilities. The Peak District is a few minutes drive away and Wadsley and Loxley Common is a short walk away. Hillsborough is a stones throw away with its excellent amenities including supermarkets, shops, butchers, bakers, greengrocers, hairdressers, beauty salons, coffee bars, public houses, restaurants and takeaways. Hillsborough Park, library and leisure centre close-by. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

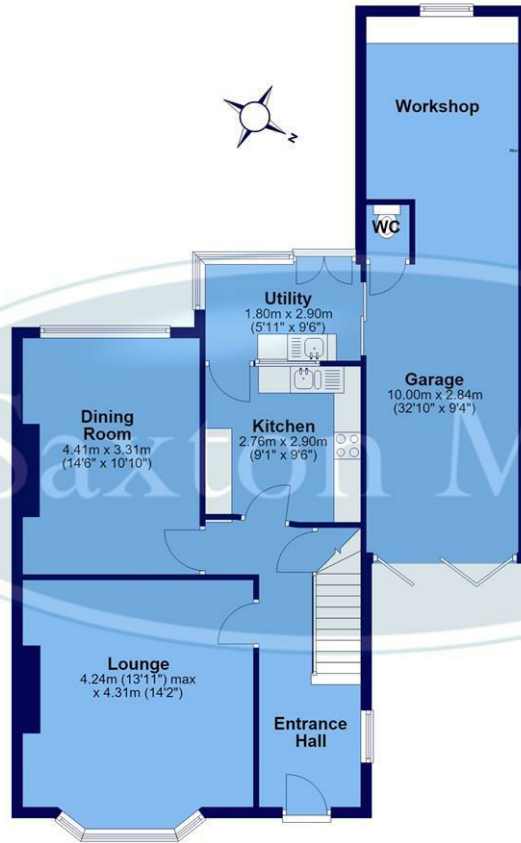
VALUER

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.

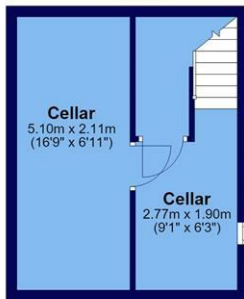
Ground Floor

Approx. 89.0 sq. metres (957.5 sq. feet)



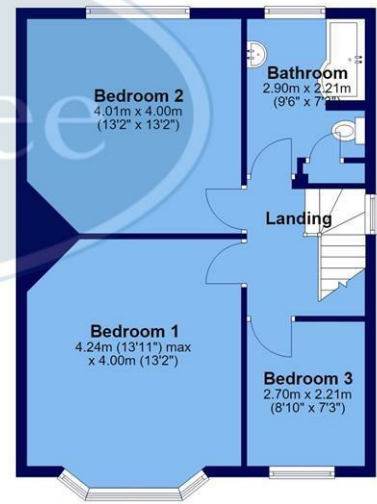
Cellar

Approx. 21.0 sq. metres (225.5 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



Total area: approx. 163.4 sq. metres (1758.9 sq. feet)

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

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