

wards
estate agents

38 Meadow Head Drive,

Meadow Head, Sheffield, S8 7TQ

Guide price £270,000

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OFFERED WITH NO CHAIN!

Fabulous opportunity to acquire this THREE BEDROOM PERIOD SEMI DETACHED FAMILY HOUSE which is situated in this extremely sought after residential area benefitting from local amenities, reputable schooling, bus routes and major road commuter links to Dronfield, Sheffield and Chesterfield via the A61 and M1 motorway.

Offers great scope for a scheme of modernisation the property currently benefits from gas central heating and uPVC double glazing. On the ground floor offers front entrance hallway, fitted kitchen, bay fronted family reception room, dining room and rear uPVC conservatory . To the first floor main double bedroom with range of fitted wardrobes, second double bedroom again with fitted wardrobes and fully tiled shower room with 2 piece suite and separate WC.

Front and side brick boundary walling and block paved driveway which provides car parking. Mature front garden set with a selection of planting. Side access leads to the rear, there is an under house store.

Rear enclosed mature garden with an abundance of well established panting, shrubbery and trees. Rear detached single garage.

LEASEHOLD INFORMATION
800 YEAR LEASE FROM 29TH SEPTEMBER 1949- 29th SEPTEMBER 2749
Annual Ground Rent £15.00

























Additional Infomation
Gas Central Heating-Worcester Bosch Combi boiler
uPVC double glazed windows/facias/soffits
Gross Internal Floor Area - 96.2 Sq.m/ 1036.0 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area- Meadowhead School Academy Trust

Entrance Hall
6'7" x 6'7" (2.01m x 2.01m)
Front composite entrance door leads into the hallway

Reception Room
14'1" x 10'7" (4.29m x 3.23m)
A family reception room with front aspect bay window. Wall mounted gas-fire.

Fitted Kitchen
11'0" x 5'11" (3.35m x 1.80m)
Comprising of a range of base and wall units with complementary work surfaces and inset stainless steel sink unit and rear aspect bay window. Integrated oven, hob & extractor fan. Space for washing machine and fridge. Pantry where the electrical consumer unit is located.

Dining Room
12'0" x 10'7" (3.66m x 3.23m)
Good sized dining room with a single uPVC door which leads into the rear Sun Room/Conservatory.

uPVC Conservatory
8'3" x 5'10" (2.51m x 1.78m)
Overlooking the rear gardens and with a single uPVC door onto the gardens.

First Floor Landing
11'8" x 6'0" (3.56m x 1.83m)
Access to the loft space

Separate W/C
3'1" x 2'6" (0.94m x 0.76m)
Low level WC and tiled flooring.

Shower Room
5'11" x 5'6" (1.80m x 1.68m)
Being fully tiled and comprising of a two piece suite which includes a shower cubicle with electric shower above, wash hand basin set in a range of attractive White vanity units. Tiled flooring

Front Double Bedroom One
14'9" x 10'9" (4.50m x 3.28m)
Main double bedroom with front aspect bay window. Range of partly mirrored fitted wardrobes.













Rear Double Bedroom Two
11'11" x 10'7" (3.63m x 3.23m)
A second double bedroom with rear aspect window. Range of fitted wardrobes with a dressing mirror area.

Front Single Bedroom Three
6'7" x 6'0" (2.01m x 1.83m)
A third versatile bedroom which could also be used for office/study or home working. The Worcester Bosch Combi boiler is located in this bedroom.

Detached Garage
17'5" x 9'4" (5.31m x 2.84m)
Single detached brick garage to the rear of the property.

Outside
Front and side brick boundary walling and block paved driveway which provides a car parking space. Mature front garden set with a selection of planting. Side access leads to the rear, there is an under house store.

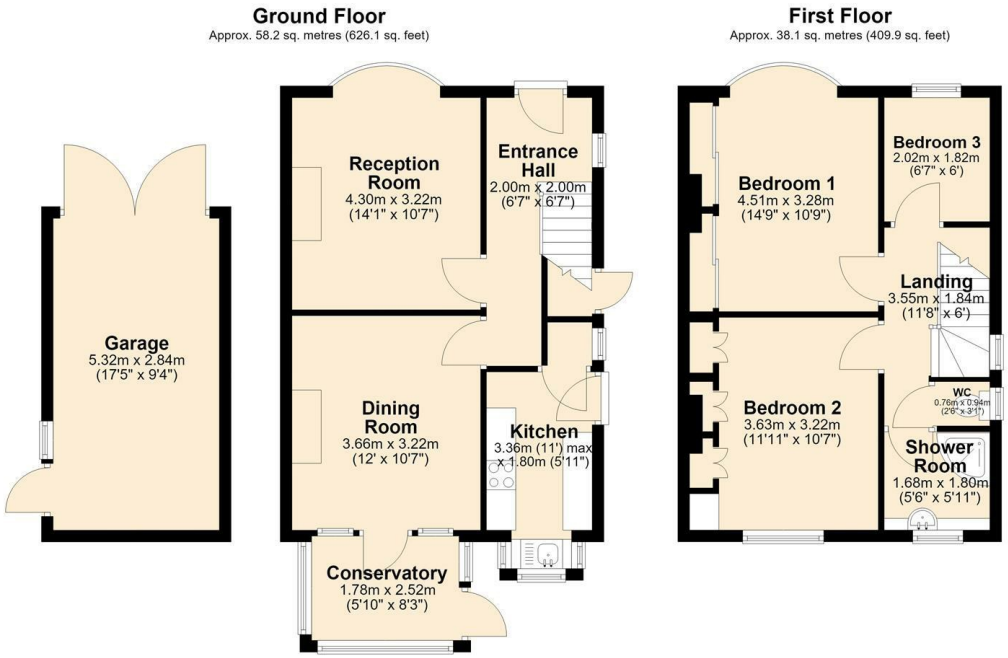
Rear enclosed mature garden with an abundance of well established panting, shrubbery and trees. Conservatory. Rear detached single garage.

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan

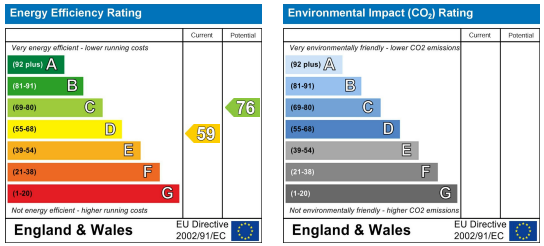


Total area: approx. 96.2 sq. metres (1036.0 sq. feet)

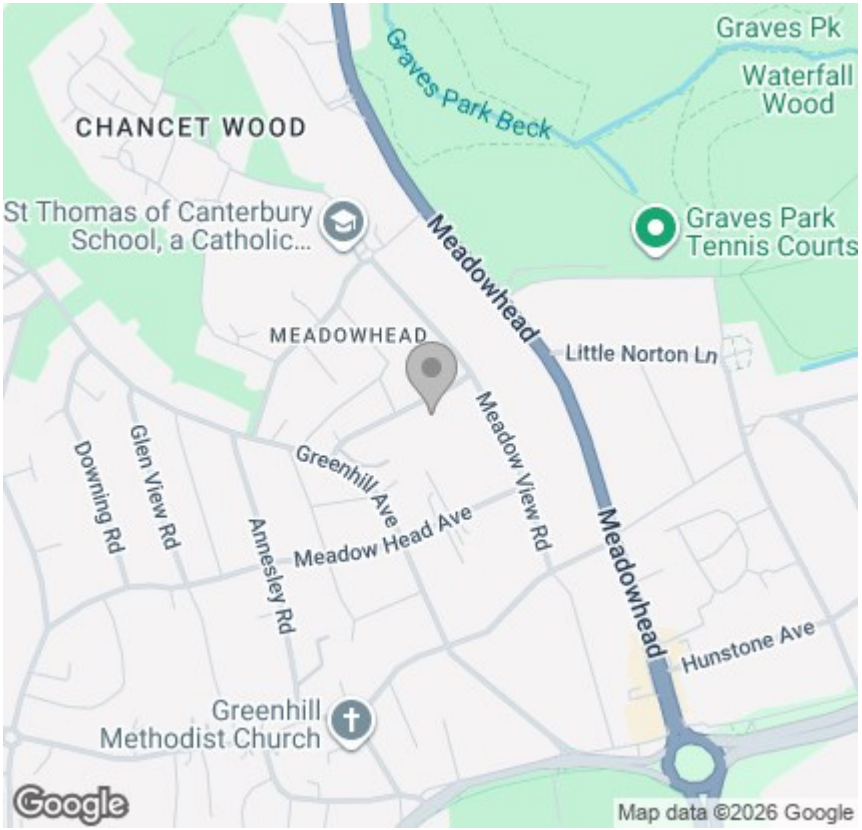
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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