Saxton Mee

Carrville Road West Sheffield S6 1JJ
Offers In The Region Of £190,000

St Luke's
Sheffield's Hospice

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** NO CHAIN ** FREEHOLD ** An exciting opportunity to acquire this three-bedroom semi-detached family home, occupying a particularly generous plot with south-facing gardens and offering excellent potential for modernisation and possible extension, subject to the necessary consents. Situated on a quiet no-through road within the popular residential area of Wadsley Bridge, the property has remained within the same family since it was originally built in 1933, presenting a rare opportunity for a new owner to create a home tailored to their own requirements.

The property enjoys a substantial plot and benefits from off-road parking for several vehicles, a large detached garage, gas central heating, double-glazed windows and a CCTV system.

The ground-floor accommodation is entered via a porch which opens into the entrance hall, with access to a convenient WC. The bay-windowed lounge provides a comfortable main reception space and opens through to the adjoining dining room, creating an excellent area for both everyday family living and entertaining. A galley-style kitchen provides a range of fitted units and leads through to the conservatory, which can also be accessed directly from the dining room. Overlooking the rear garden, the conservatory provides an additional and versatile living space with a pleasant outlook over the generous south-facing garden.

To the first floor are three bedrooms, including a well-proportioned principal double bedroom with fitted wardrobes. A second double bedroom enjoys a rear aspect, while the third bedroom provides a useful single bedroom, nursery or home office. Completing the first-floor accommodation is a modern shower room.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- SOUTH FACING GARDENS
- SUBSTANTIAL SIZED PLOT
- EXCITING POTENTIAL TO IMPROVE
- CCTV AND ALARMED
- DETACHED GARAGE
- QUIET NO THROUGH ROAD
- GAS CENTRAL HEATING
- DOUBLE GLAZED

OUTSIDE
To the front of the property there is a gated driveway that leads to a car port with a secure door. At the side there is parking for several vehicles and access to a detached garage. The rear features a large south facing decked terrace and an area of land which is covered with artificial grass.

LOCATION
An array of local amenities nearby, including supermarkets, Kilner Way Retail Park, shops, cafes, and well-regarded schools, making it ideal for families and professionals alike. For nature lovers, Back Edge is only a short walk or bike ride away, which gives open views across the valley and access to a network of public footpaths leading towards Beeley Wood, Birley Edge, Grenoside, Wheata Woods, Greno Woods, Wharncliffe Woods and beyond. Hillsborough Park is also nearby offering further green space for leisurely walks and outdoor activities. Excellent transport links, including frequent bus routes and proximity to Sheffield's tram network, provide convenient connections to the city centre and beyond.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band B.

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.

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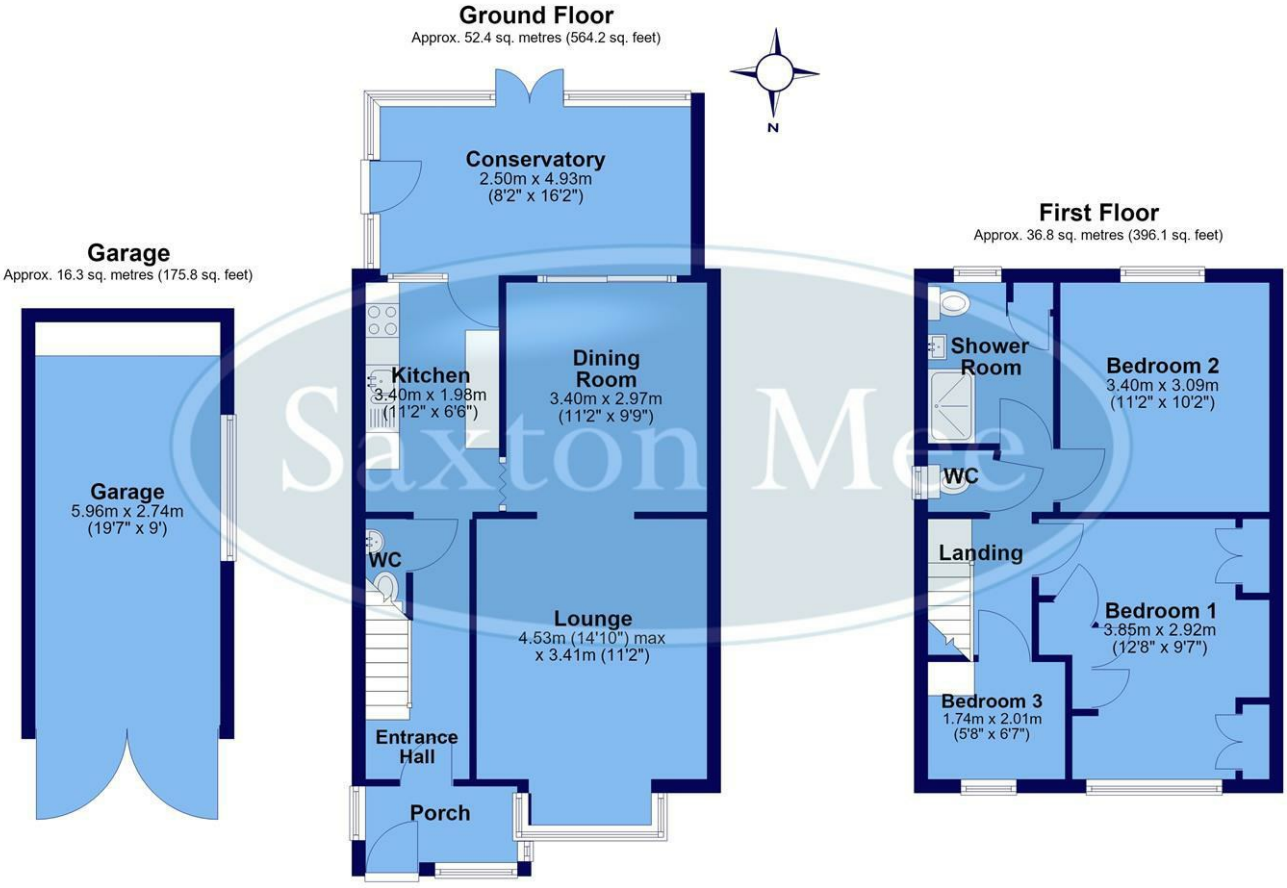

Total area: approx. 105.5 sq. metres (1136.1 sq. feet)

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

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
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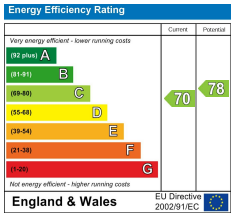

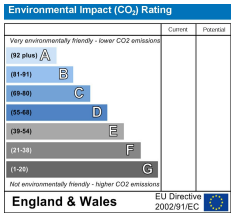

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