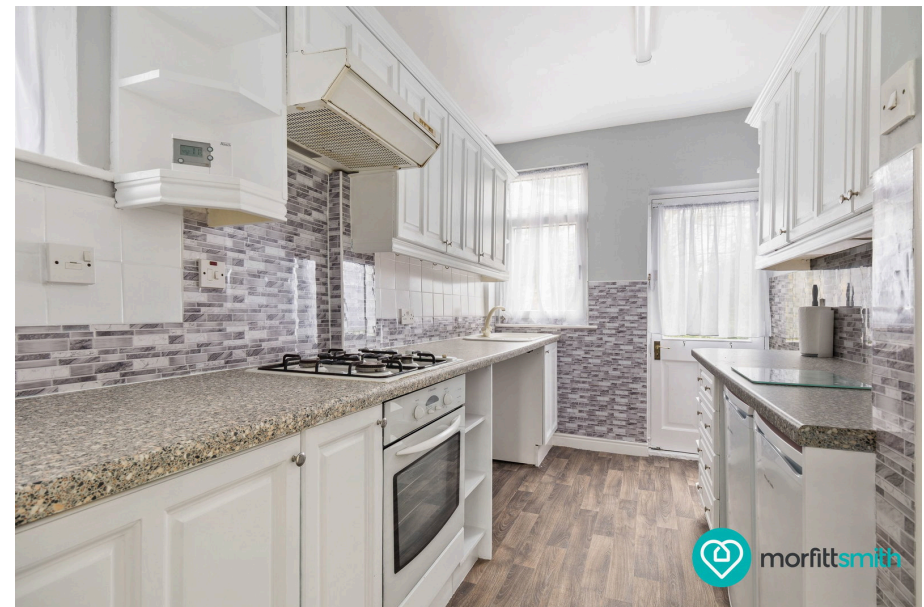




Langsett Avenue, Hillsborough/Wadsley, S6 4AA

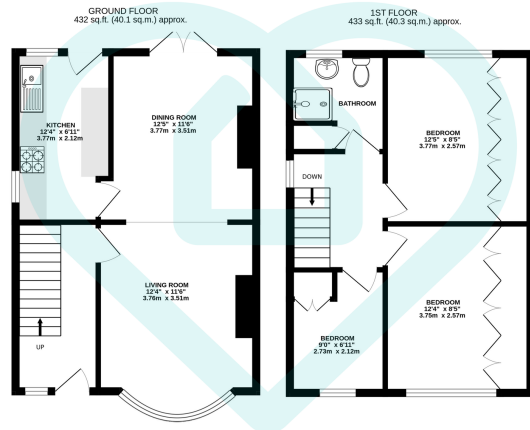
£280,000

3 1 2



This well-laid-out and deceptively spacious three-bedroom home offers a practical layout across two floors, ideal for families, first-time buyers, or investors alike. The ground floor opens into a welcoming entrance hall with stairs rising to the first floor. To the front of the property is a bright and comfortable living room, enhanced by a bay window which allows plenty of natural light to flow through. To the rear, a separate dining room provides an excellent space for family meals and entertaining, with access through to the fitted kitchen. The kitchen is thoughtfully arranged with ample worktop and storage space, offering a functional area for everyday use. To the first floor, a central landing leads to three bedrooms, including two generous double bedrooms and a further well-proportioned single bedroom, ideal as a child's room, home office, or guest space. The accommodation is completed by a wet room, wash basin, and W.C. With a total floor area of approximately 865 sq. ft., the property offers well-balanced living space throughout, making it an excellent opportunity for those seeking a comfortable and versatile home. Early viewing is highly recommended to fully appreciate the space and layout on offer. Wadsley is a highly regarded and historic suburb located to the northwest of Sheffield, offering a desirable blend of character, green surroundings, and excellent accessibility. Known for its charming stone-built properties and leafy setting, Wadsley appeals to a wide range of buyers, including families, professionals, and those seeking a more peaceful residential environment. The area benefits from a strong sense of community along with a selection of local amenities, including shops, traditional pubs, and well-regarded schools. Wadsley is also ideally positioned for access to nearby districts such as Hillsborough, where a wider range of shopping facilities, cafés, and supermarkets can be found, along with excellent public transport links including the Supertram network. One of Wadsley's standout features is its proximity to open green spaces, including the beautiful Wadsley Park and nearby countryside, making it perfect for those who enjoy walking, cycling, and outdoor living. Despite its tranquil feel, the area remains well connected to Sheffield city centre and major road networks, providing an ideal balance of rural charm and



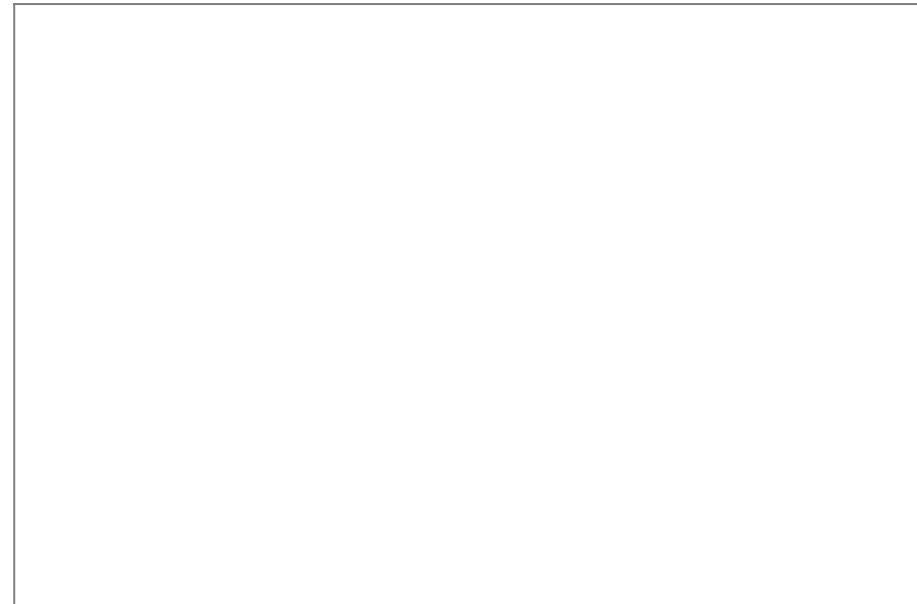


TOTAL FLOOR AREA - 865 sq.ft. (80.4 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Sought-after suburb in Sheffield
- Popular with families, professionals, and buyers seeking a quieter setting
- Range of local amenities including shops and traditional pubs
- Close to Hillsborough for wider shopping and facilities
- Near to green spaces such as Wadsley Park
- Historic area with charming stone-built properties
- Strong sense of community and local character
- Access to well-regarded schools
- Excellent public transport links including Supertram services
- Easy access to countryside while remaining well connected to the city



Sales | Lettings | New Homes

VAT Reg Number: 191 3588 84
 Company Reg Number: 08610489
 Company Reg Address: 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building
 67 Middlewood Road
 Hillsborough
 Sheffield
 S6 4GX

Get in touch - arrange an appointment



0114 232 1764
 sales@morfittsmith.co.uk
 lettings@morfittsmith.co.uk
 newhomes@morfittsmith.co.uk
 www.morfittsmith.co.uk



@MorfittSmith
 @MorfittSmith
 MorfittSmith
 Estate & Letting Agent