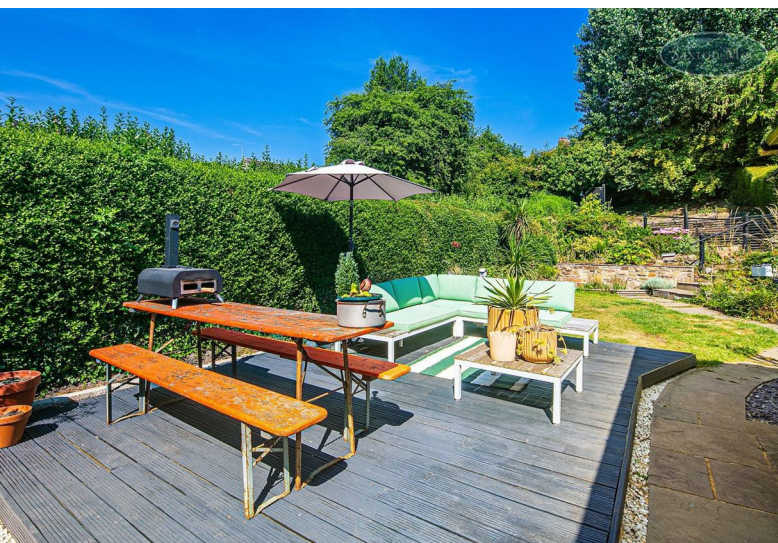




Wadsley Lane Wadsley Sheffield S6 4EF
Price Guide £325,000

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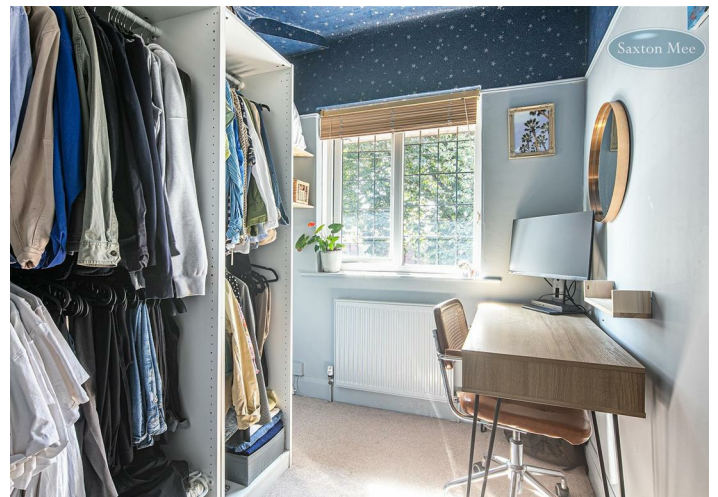
GUIDE PRICE £325,000-£340,000 ** FREEHOLD ** OFF-ROAD PARKING FOR TWO CARS **
Situating on this private and tree-lined road in this popular residential area of Wadsley is this well presented, three bedroom bay fronted semi detached property which enjoys a stunning rear garden and benefits from an extended open plan kitchen/diner, off-road parking, detached garage, an EV charging point, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises: a front composite door opens into the entrance hall with fitted under stair storage and a storage cupboard. Access into the open plan kitchen/diner. The fantastic open plan kitchen/diner has a modern range of wall, base and drawer units with contrasting work tops which incorporate the sink and drainer. Integrated appliances include a dishwasher, electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine and space for a fridge freezer. Off the dining area, uPVC doors open onto the rear, providing a perfect extension for for indoor/outside dining. An opening flows into the lounge which has a lovely bay window filling the room with natural light, new carpet, alcove storage, and panelled walls, while the focal point is the gas fire set in the attractive surround.

From the entrance hall, a staircase with new carpet rises to the first floor landing with access into a partly boarded loft space, the three good sized bedrooms and the bathroom. The main double bedroom has a large bay window making this a bright and airy space. Double bedroom two is to the rear aspect. Bedroom three is currently used as a dressing room/office. The modern three piece suite bathroom has a bath with overhead shower, WC and wash basin set in a combination unit.

- LOVELY FAMILY HOME
- THREE BEDROOMS
- LOUNGE WITH A BAY WINDOW
- FABULOUS OPEN PLAN KITCHEN/DINER
- OFF-ROAD PARKING, DETACHED GARAGE & EV CHARGING POINT
- BEAUTIFUL REAR GARDEN
- MODERN BATHROOM
- AMENITIES & TRANSPORT LINKS CLOSE-BY
- GOOD LOCAL SCHOOLS
- EASY ACCESS TO THE CITY CENTRE, MOTORWAY NETWORKS & OPEN COUNTRYSIDE





OUTSIDE

The property is accessed via a private road. Electric charging point. A driveway leads to the detached garage with both side and up and over doors. To the rear is a fully enclosed, beautifully landscaped garden with an Indian stone patio and lawned garden and decking. An abundance of plants and shrubs in the attractive planted borders. Outside electric points and water tap.

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 B.

VALUER

Chris Spooner ANAEA

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.



Total area: approx. 94.2 sq. metres (1014.4 sq. feet)

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

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