



Dixon Drive Wharnccliffe Side Sheffield S35 0DG
Guide Price £220,000

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GUIDE PRICE £220,000-£230,000 ** FREEHOLD ** Enjoying a lovely south facing rear garden and fabulous views is this three bedroom semi detached property which benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. The property is located in this popular area of Wharncliffe Side with easy access to the amenities, schools, the city centre and Fox Valley Shopping Centre.

The spacious living accommodation briefly comprises: enter via a uPVC door into the entrance hall with two storage cupboards, one under the stairs. Access into the lounge and the kitchen/diner. The well proportioned lounge has both front and rear windows, making this a bright and airy space, while the electric fire is the focal point of the room. The kitchen/diner has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven and a four ring hob, along with housing and plumbing for a dishwasher, fridge and the housed gas boiler. There is tiling to the floor and sliding doors which open to a garden room with a uPVC door opening onto the south facing garden. From the kitchen, access to a side entrance lobby with front and rear doors, a utility area with housing and plumbing for a washing machine, tumble dryer, sink and drainer with mixer tap as well as a separate storage room with room for a freezer.

From the entrance hall, a staircase rises to the first floor landing with pull down loft ladders giving access to the occasional loft room, a storage cupboard, the three bedrooms and the bathroom. The principal double bedroom has a storage cupboard and space for furniture. Double bedroom two has a wardrobe. Bedroom three is to the front aspect. The bathroom is fully tiled and has a modern three piece suite including bath with overhead electric shower, WC and wash basin, complemented with a chrome towel radiator.

- SPACIOUS, THREE BEDROOM SEMI DETACHED PROPERTY
- WELL PROPORTIONED LOUNGE
- KITCHEN/DINER & GARDEN ROOM
- UTILITY & STORAGE ROOM
- MODERN BATHROOM
- SOUTH FACING REAR GARDEN
- LOVELY VIEWS TO THE FRONT, SIDE & REAR
- DRIVEWAY
- POPULAR RESIDENTIAL AREA WITH AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front is a lawned garden with a block-paved driveway, steps and path to the entrance door. Access down the side to the lovely south facing rear garden which is mainly laid to lawn.

LOCATION

Situated in a sought-after, quiet location, the property is close to Glen Howe Park, local play areas, and countryside walks from the doorstep. The villages of Whamcliffe Side and Oughtibridge offer excellent amenities including cafés, pubs, GP surgery, Co-op, and schools. Fox Valley Shopping Centre, Sheffield City Centre, and major motorway links are all a short drive away, with a train station just 25 minutes distant. The Peak District and Bradfield are nearby, offering stunning walks, including Glen Howe Park, Morehall, and Ewden Dams.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

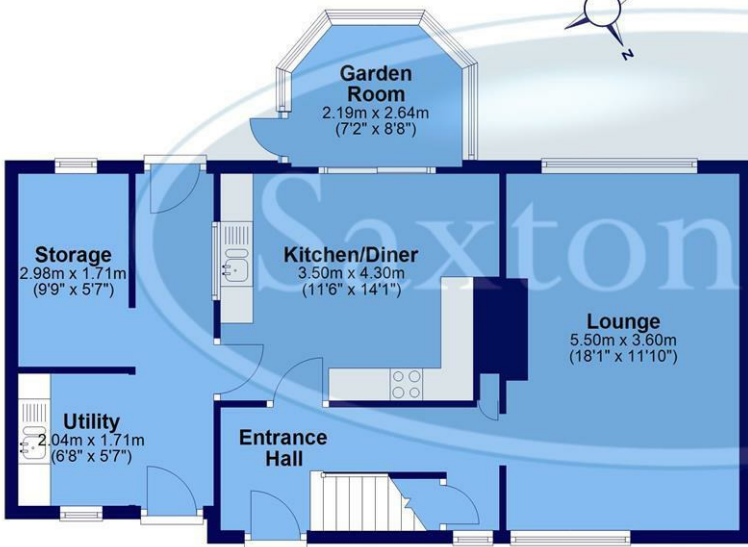
VALUER

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.

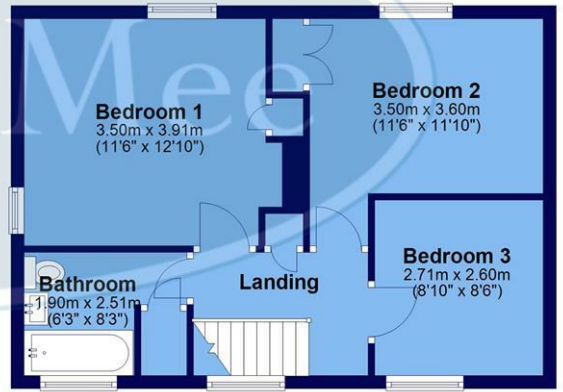
Ground Floor

Approx. 65.5 sq. metres (705.1 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



Total area: approx. 109.5 sq. metres (1178.5 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		
England & Wales	EU Directive 2002/91/EC	66	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales	EU Directive 2002/91/EC	69	74