



3 Needham Way, Sheffield, South Yorkshire, S7 2DU

Offers In The Region Of £320,000

- Semi Detached Home
- Good Sized Plot
- Popular Residential Location
- uPVC Double Glazing
- Off Road Parking and Garage
- Three Bedrooms
- No Chain
- Requiring Cosmetic Upgrading
- Gas Central Heating
- Close To Good Schools and Local Amenities

3 Needham Way, Sheffield S7 2DU

Andersons are delighted to present to the market this three bedroom semi-detached family home. Standing in a good sized plot and being ideal for further extension and development (subject to the usual permissions and regulations). The property benefits from uPVC double glazing and gas central heating, however it does require a general scheme of cosmetic upgrading/modernisation throughout. Bannerdale Road is a highly desirable road in the S7 area, within easy access of local shops at Banner Cross with excellent pubs/restaurants, bakers and other independent retailers. The house is within excellent school catchment areas. Buses travel with regular frequency along Ecclesall Road South giving good access to the private schools, as well as access to Sheffield City Centre, which is approximately three miles away. A short drive gives you easy access to the Peak District, which also has regular public transport access.

The accommodation briefly comprises: Entrance Hall, Store Area, Living/Dining Room and Kitchen. First Floor; Landing, Three Bedroom, Shower Room and Separate W/C. Outside; To the front sees a lawned area and a driveway provides car parking space and in turn leads to the single garage. To the rear is a long lawned garden.



Council Tax Band: C



ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

Having a uPVC double glazed door, a central heating radiator, and staircase leading to the first floor accommodation which has a good sized storage cupboard below.

LIVING/DINING ROOM

18'10" x 10'11"

Having a front facing uPVC double glazed window, a modern fire surround with inset living flame gas fire, two central heating radiators and a large uPVC double glazed picture window with glazed door which leads onto the rear garden.

KITCHEN

Fitted with a range of units above and below roll top worksurfaces which incorporates a single drainer stainless steel sink with mixer taps. There is space for a freestanding cooker and space and plumbing for an automatic washing machine. The room also benefits from tiled splash backs, wall mounted combi boiler, a breakfast bar, serving hatch through to the dining area, a rear facing uPVC double glazed window, a central heating radiator and useful pantry. A door leads into the garage.

FIRST FLOOR

LANDING

Having a side facing uPVC double glazed window at half landing level.

BEDROOM ONE

9'10" x 10'7"

Fitted with a range of bedroom furniture and benefiting from a central heating radiator and a uPVC double glazed window which looks onto the rear garden.

BEDROOM TWO

10'11" x 8'7"

With a front facing uPVC double glazed window, a central heating radiator and built in storage

BEDROOM THREE

9'4" x 6'7"

Having a central heating radiator and a uPVC double glazed window which looks onto the rear garden.

SHOWER ROOM

6'2" x 5'2"

Being fitted with a two piece suite which comprises of a pedestal wash hand basin and a shower cubicle with thermostatic shower. Having tiled walls, a central heating radiator and a uPVC double glazed window.

SEPARATE W/C

Having a low flush w/c and a uPVC double glazed window.

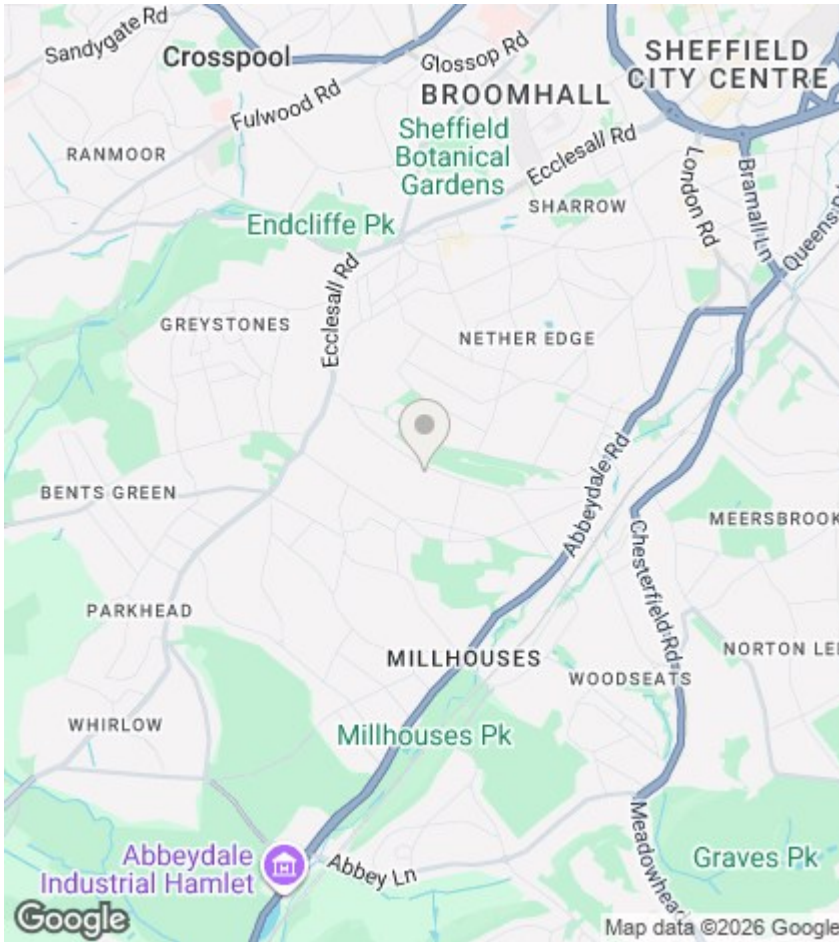
OUTSIDE

The property stands in a good sized triangular plot, which would be suitable for further development and extension (subject to planning and building regulations). There is a wide lawned garden to the front with off road parking which leads to the garage. To the rear is a long enclosed lawned garden.

GARAGE

18'4" (max) x 6'6", 190'3"

Timber double doors to the front and uPVC door and uPVC double glazed window to the rear



Directions

Viewings

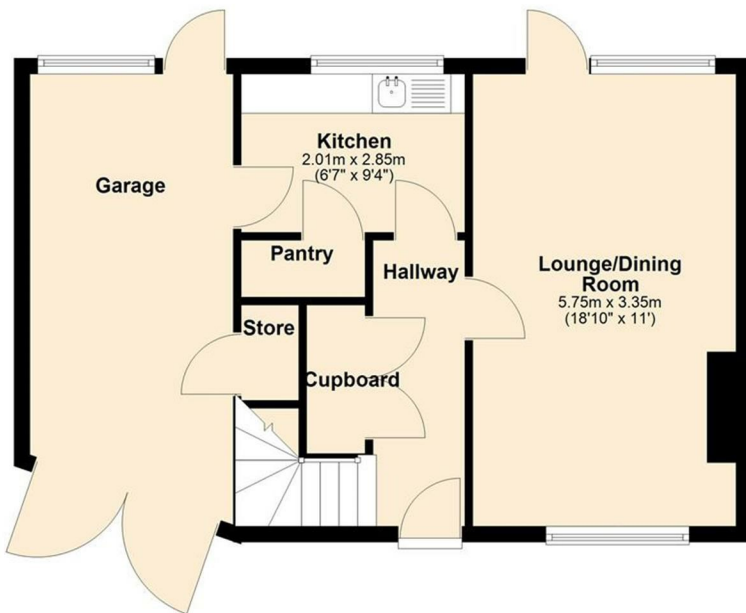
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)

