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8 Wollaton Avenue, Bradway, Sheffield, S17 4LA

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## £300,000

GUIDE PRICE £300,000 - £325,000
Nestled in the desirable area of Bradway, this charming semi-detached house on Wollaton Avenue presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting open-plan dining kitchen is perfect for both entertaining guests and enjoying family meals, creating a warm and welcoming atmosphere.

The property briefly comprises; entrance porch leading to the entrance hall with stairs to the first floor. The bay windowed living room is to the front with the open plan dining kitchen to the rear overlooking the garden. To the first floor is the landing, three bedrooms and a bathroom with a white suite.

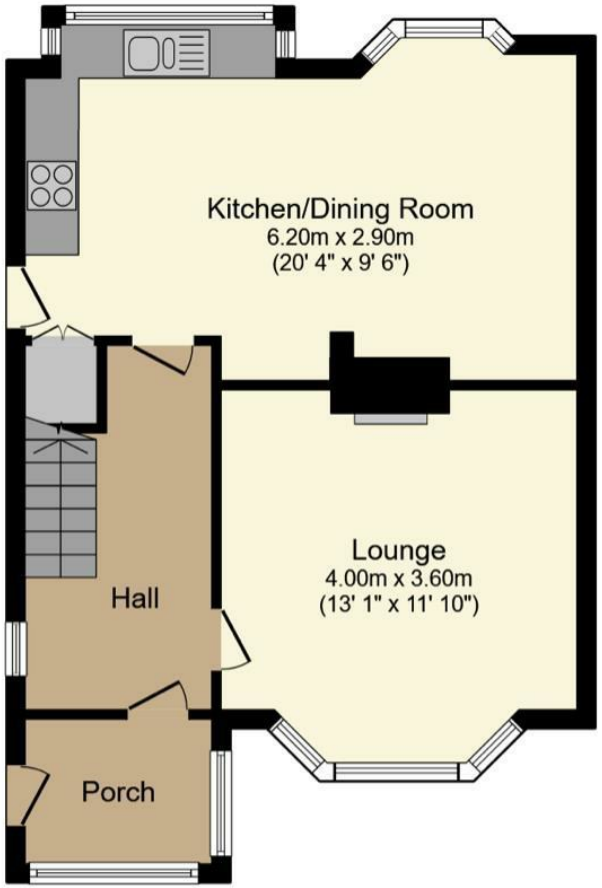
The corner plot enhances the property's appeal, providing a sense of privacy and space, while the off-road parking accommodates up to two vehicles, ensuring convenience for residents and visitors.

With no onward chain, this home is ready for you to move in without delay. There is an original garage concrete base outside which could offer additional potential for outdoor activities or further development, making it a fantastic investment for those looking to personalise their living space.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an ideal choice for families. Don't miss the chance to make this delightful house your new home.

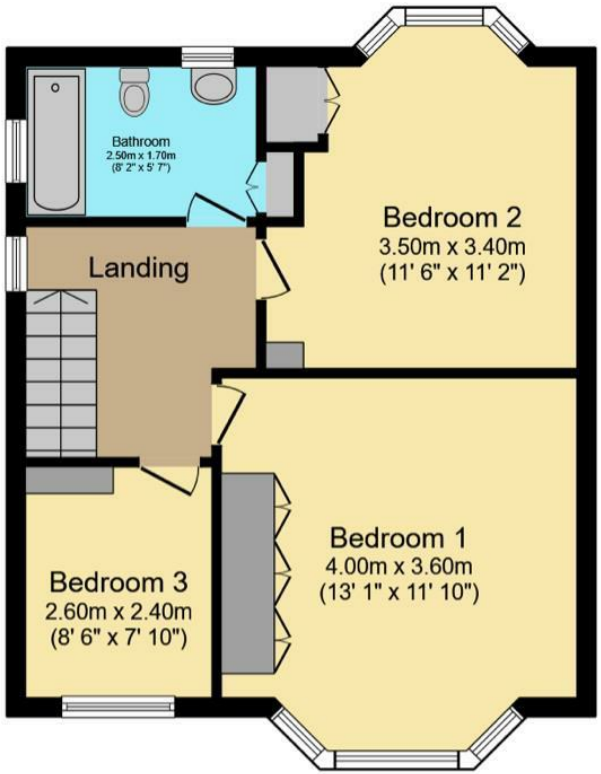
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## Ground Floor

Floor area 51.2 sq.m. (551 sq.ft.)

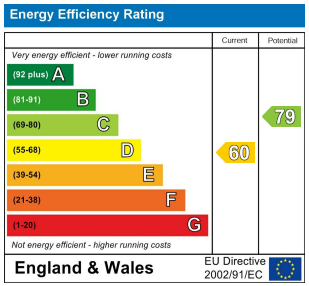


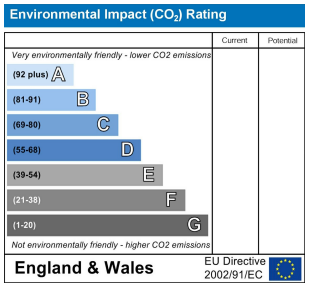

## First Floor

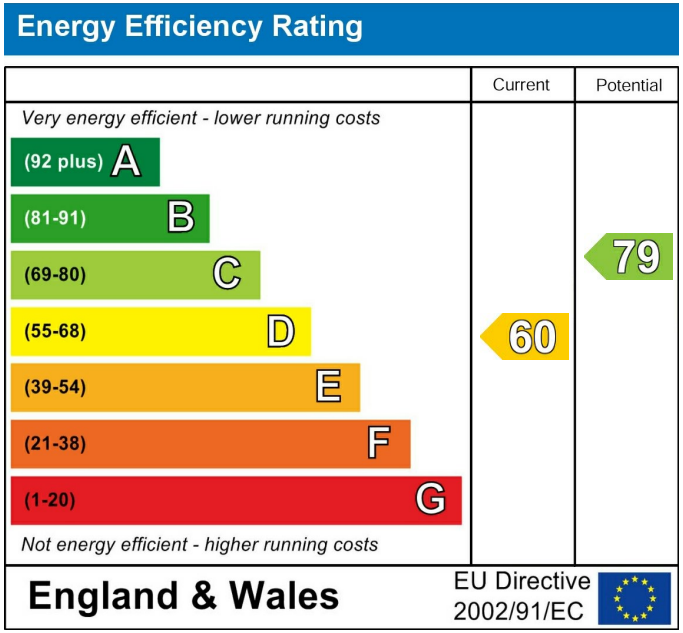
Floor area 46.0 sq.m. (495 sq.ft.)

Total floor area: 97.2 sq.m. (1,046 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io






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