



Wadsworth Avenue,

welcome to

Wadsworth Avenue,

****GUIDE PRICE £230,000 - £240,000****Three-bedroom detached ideal family home comprising a lounge, dining room, kitchen, conservatory, three bedrooms, bathroom and garden. Low-maintenance rear garden with decking, front lawn and driveway. Close to amenities and transport links. No chain.



Hall

Having a radiator, stairs that lead to the first floor accommodation and providing access to the front entrance door.

Lounge

Having a front facing double glazed window and a radiator.

Kitchen

Having a range of wall and base units with rolled edge work surfaces and an inset stainless steel sink. Integrated oven with an induction hob. A rear facing double glazed window and a door providing additional access to the dining room.

Landing

Having a side facing double glazed window.

Bedroom One

Having a front facing double glazed window and a radiator.

Bedroom Two

Having a rear facing double glazed window and a radiator.

Bedroom Three

Having a front facing double glazed window and a radiator.

Garden

Having a low maintenance private decked rear garden.



view this property online williamhbrown.co.uk/Property/CPK115202



welcome to

Wadsworth Avenue,

- Three bedrooms
- Detached property
- Conservatory
- Low maintenance rear garden
- Access to local amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 30.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115202



Property Ref:
CPK115202 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk