



**RE/MAX**  
Elite



**245 Main Road, Sheffield, S35 0DQ**  
**Guide price £200,000**

RE/MAX are delighted to offer this charming semi-detached house situated in a prime location in Wharncliffe side with easy access to Sheffield, Stocksbridge, Manchester and the M1 motorway network. The property overlooks gorgeous countryside, with plentiful walks and scenery close by.

The accommodation is well proportioned throughout, with an entrance hallway, downstairs cloakroom, lounge/dining room and kitchen/diner to the ground floor. Upstairs, the master bedroom boasts an en-suite shower room, with a further two good sized bedrooms and the family bathroom.

There is a low maintenance front garden with a path leading to the front and side entrance doors. A few metres to the left of the property there is an allocated parking space for one car. The west facing rear garden is fully enclosed and landscaped, with established shrubs and flowers and a shed for storage.

No upward chain.

Sold with vacant possession.

Please call or email to book a viewing!

## Ground Floor

Comprising of:

### Entrance Hall

A welcoming entrance to the property with a useful built in double storage cupboard with clothes rail, perfect for tidying away coats and boots! Having the front entrance door, laminate flooring, stairs to the first floor and a radiator.

### W.C

Well fitted with a modern white two piece suite comprising of a low level flush wc and pedestal wash hand basin. Complementary tiled splash backs, window to the front elevation, laminate flooring and a radiator.

### Lounge/Dining Room

A generous reception room, having laminate flooring, Patio doors with windows either side leading out onto the rear garden. A further window to the rear elevation and two radiators.

### Kitchen/Diner

Well fitted with a range of modern units comprising of matching wall and base storage cupboards with complementary work surfaces above incorporating a stainless steel sink with single drainer and mixer tap. Co-ordinating tiled splash backs, integrated electric oven and four ring gas hob with cooker hood above and low level fridge. Space for a freestanding dishwasher and washing machine. Cupboard housing the 'Glow Worm' central heating boiler which was installed in November 2022. Spotlights, window to the front elevation, door to the side elevation and a radiator.

## First Floor

Comprising of:

### Landing

Having access to the bedrooms and bathroom, and a partially boarded loft.

### Bedroom One

A great size master bedroom with beautiful views to the front and a built in double wardrobe. Having laminate flooring, a window to the front elevation, and a radiator.

### En-Suite Shower Room

Well fitted with a modern white three piece suite comprising of a low level flush wc, pedestal wash hand basin and a fully tiled shower cubicle with electric shower. Window to the front elevation, extractor fan and a radiator.

### Bedroom Two

A nicely proportioned second double bedroom, having a window to the rear elevation and a radiator.

### Bedroom Three

A good size single bedroom, having a window to the side elevation and a radiator.

## Bathroom

Well fitted with a modern white three piece suite comprising of a low level flush wc, pedestal wash hand basin and panelled bath with shower attachment and screen. Complementary partially tiled walls, spotlights, window to the rear elevation, extractor fan and a radiator.

## Outside

To the front of the property there is on street parking. A path leads to the front entrance door of the property and there are flower beds and established shrubbery. A few metres to the left of the house there is an allocated parking space for one car.

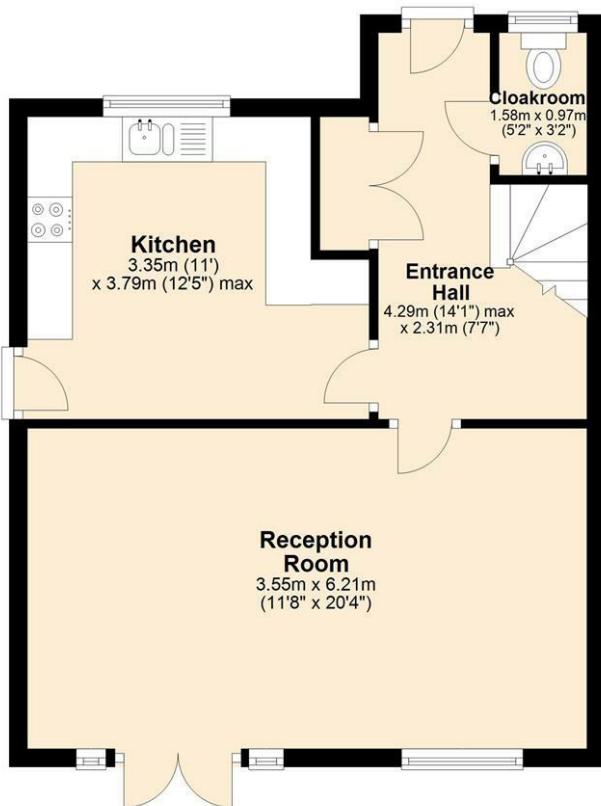
A side gates gives access to the fully enclosed, West facing rear garden. It's a sun lover's dream with a ready made sunbathing area! Local sandstone was sourced by the current owners to landscape the garden, and there are lovely established plants and flowers, a shed for storage, patio and gravelled areas and AstroTurf.

## View

## Floor Plan

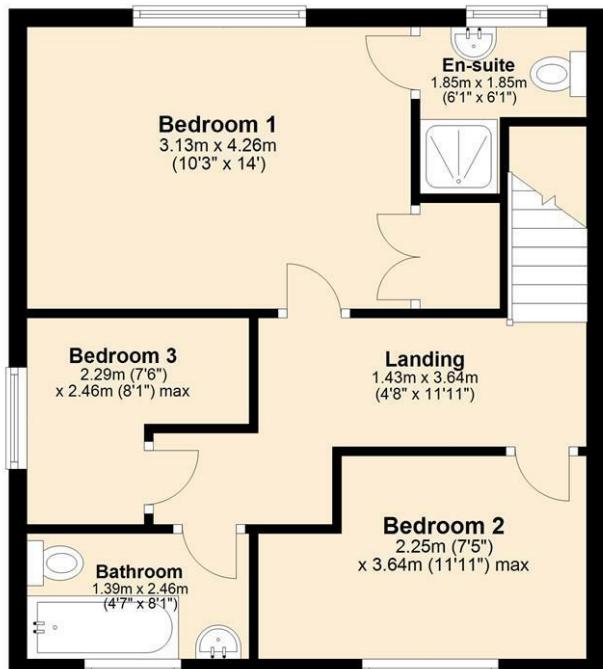
### Ground Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



### First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)

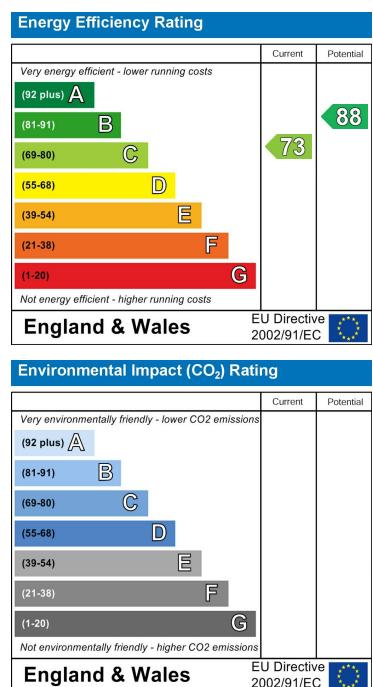


Total area: approx. 89.1 sq. metres (959.3 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.