Saxton Mee

Grove Avenue Wadsley Sheffield S6 4AR
Guide Price £335,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £335,000-£350,000 ** FREEHOLD ** SOUTH-WEST FACING REAR GARDEN ** Situated on this attractive tree-lined road in this sought after area is this three bedroom, bay fronted detached property which enjoys a fantastic rear garden and benefits from a driveway providing off-road parking, a garage, cellar, uPVC double glazing and gas central heating.

Neutrally decorated throughout, the well presented living accommodation briefly comprises: enter through a front uPVC door into the entrance hall a storage cupboard and a door opening to steps descending to the cellar which is currently used as a utility room and continues to provide excellent storage as well as having access to the garage. Access into the lounge and dining room. The lounge has a lovely bay window allowing lots of natural light, while the gas fire is the focal point of the room. The dining room, again has a bay window allowing natural light and enjoys the garden views. The dining room flows into the kitchen which has a range of units with contrasting worktops which incorporate the sink and drainer. Included in the sale is a Rangemaster double oven with extractor above. Integrated appliances include a dishwasher and fridge. A stable door opens to the extended conservatory, perfect for enjoying the garden views.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The principal bedroom to the front has ample space for furniture. Double bedroom two is to the rear aspect and has a row of fitted wardrobes. Bedroom three is to the front aspect and is currently used as an office. The bathroom has a chrome towel radiator, underfloor heating and a four piece suite including double shower enclosure, bath, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM DETACHED PROPERTY
- LOUNGE WITH BAY WINDOW
- DINING ROOM, KITCHEN & CONSERVATORY
- USEFUL CELLAR
- DRIVEWAY & GARAGE
- SOUTH-WEST FACING GARDEN
- FOUR PIECE SUITE BATHROOM
- SOUGHT AFTER LOCATION
- EASY ACCESS TO AMENITIES, SCHOOLS & TRANSPORT LINKS

OUTSIDE

A front garden with apple tree. A driveway leads to the garage with up and over door, electric and lighting. The fully enclosed rear garden is mostly laid to lawn with a patio and attractive planted borders.

LOCATION

The property is situated in the popular area of Wadsley, close to all local amenities, good reputable schools and public transport facilities. The Peak District is a few minutes drive away and Wadsley and Loxley Common is a short walk away. Hillsborough is a stones throw away with its excellent amenities including including supermarkets, shops, butchers, bakers, greengrocers, hairdressers, beauty salons, coffee bars, public houses, restaurants and takeaways. Hillsborough Park, library and leisure centre close-by. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

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.

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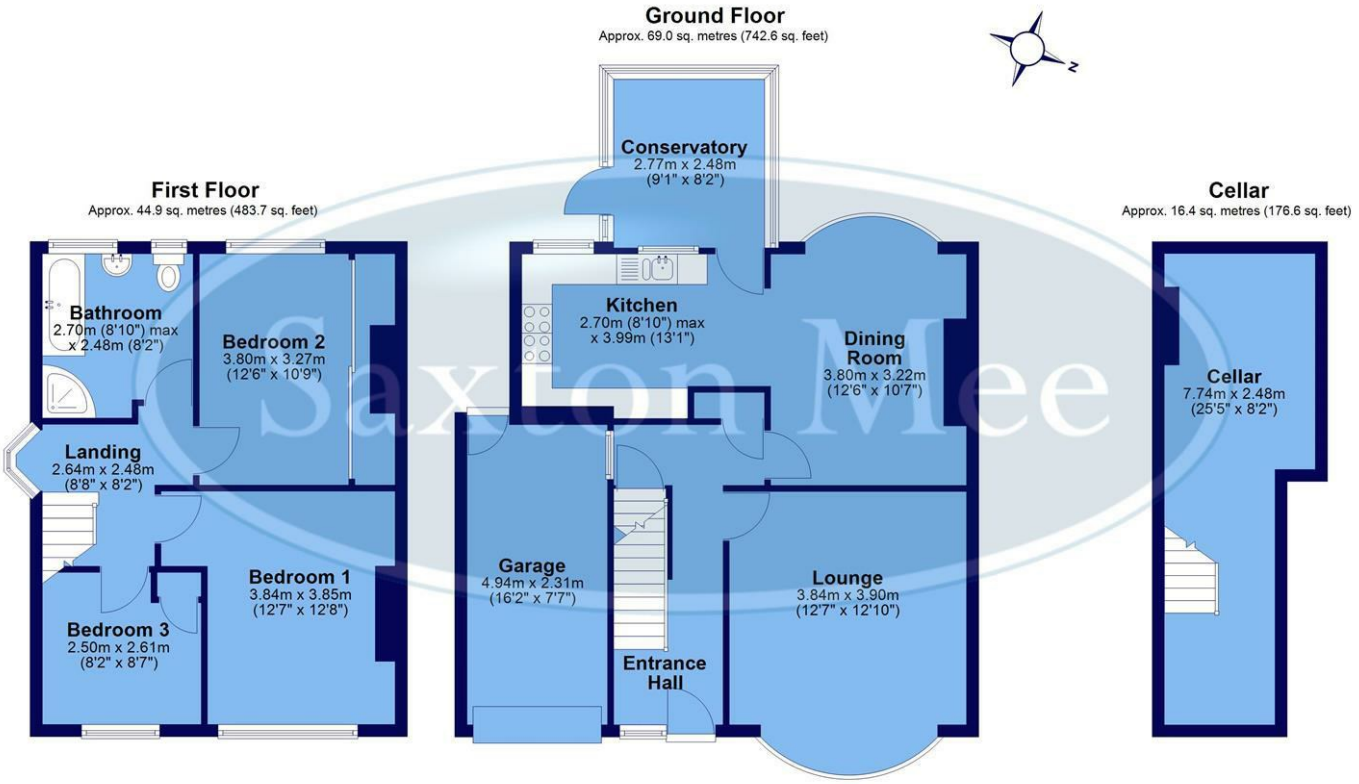

Total area: approx. 130.3 sq. metres (1402.9 sq. feet)

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

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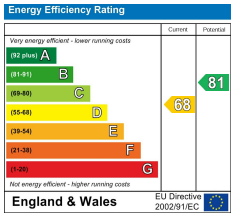

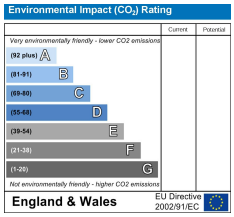

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