



Studfield Road Wisewood Sheffield S6 4SS  
Price Guide £260,000

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Sheffield S6 4SS

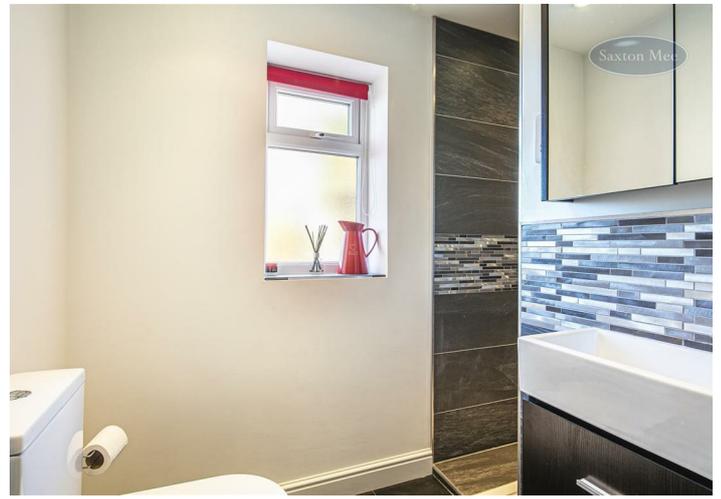
**Price Guide £260,000**

GUIDE PRICE £260,000- £270,000\*\* FREEHOLD \*\* NO CHAIN \*\*

Refurbished throughout to a high standard is this largely extended, three bedroom, two bathroom semi detached property which benefits from a double-width driveway, uPVC double glazing and gas central heating throughout. Refurbishments include a new kitchen and bathroom, new boiler and a landscaped rear garden. In brief, the well presented accommodation comprises of front composite entrance door which opens into the entrance hall which benefits from an under stair storage cupboard. A door opens into the lounge which flows into the largely extended dining/garden room with modern flooring, uPVC French doors open onto the rear garden and Velux windows fill the room with natural light. Separate modern and contemporary kitchen having a range of wall, base and drawer units with attractive work surfaces which incorporate the sink, drainer and five gas ring hob with extractor above. Integrated appliances include fridge and freezer, dishwasher and double electric oven. Underfloor heating. Larder/cupboard. Inner lobby which gives access to the extended utility with housing and plumbing for a washing machine and tumble dryer. Side uPVC entrance door. Newly fitted shower room with walk-in shower, WC and wash basin set in a vanity unit. From the entrance hall a staircase rises to the first floor landing with access to the three bedrooms and the three piece suite bathroom comprising bath with overhead shower, WC and wash basin.

- VIEWING ESSENTIAL
- IDEAL FAMILY HOME
- REFURBISHED TO A HIGH STANDARD
- NEW KITCHEN & SHOWER ROOM
- EXCELLENT SIZE, LANDSCAPED REAR GARDEN
- DRIVEWAY
- EXTENDED ACCOMMODATION





## OUTSIDE

To the front is the newly laid double-width driveway. Access down the side of the property to the fully enclosed, excellent size landscaped rear garden which includes a wooden decked area, lawn with steps leading to a further lawn.

## LOCATION

Situated in the popular residential area of Loxley within close proximity to Malin Bridge and its excellent public transport links. Hillsborough itself is just a short journey away with an array of amenities including butchers, bakers, greengrocers, beauty salons, takeaways, public houses and restaurants.

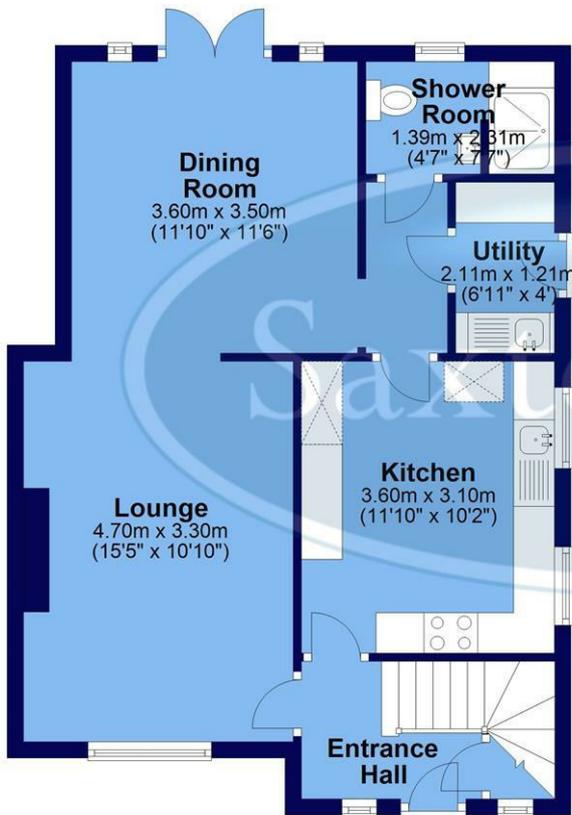
## VALUER

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.

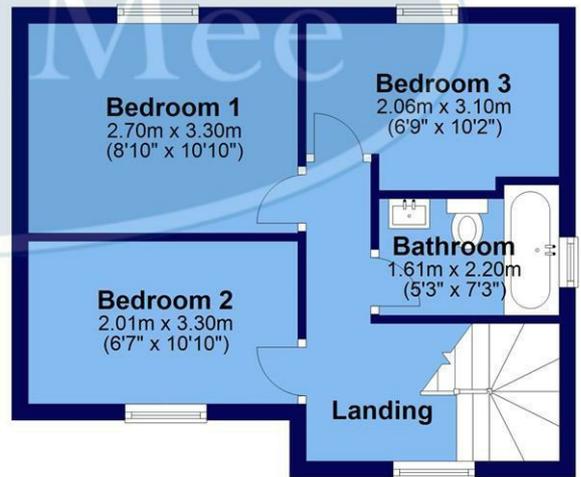
## Ground Floor

Approx. 54.5 sq. metres (587.0 sq. feet)



## First Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)

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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	69	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	65	80