

Saxton Mee



Northwood Wadsley Park Village Sheffield S6 1RZ
Offers Around £240,000

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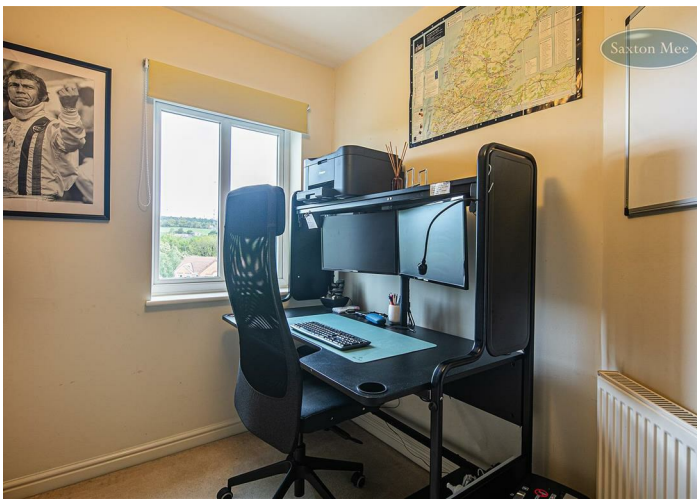
**** FREEHOLD **** Situated on the popular Wadsley Park Village is this well presented, three bedroom end townhouse which enjoys a fully enclosed rear garden and benefits from allocated off-road parking, EV charging point, uPVC double glazing and gas central heating. The property has undergone a scheme of redecoration and is credit to the current owners.

Tastefully decorated throughout, the living accommodation briefly comprises: enter via a newly fitted composite door into the entrance hall with a downstairs WC and useful under stair storage. Access into both the kitchen and the lounge. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing for a fridge freezer and washing machine. The well proportioned lounge has uPVC French doors opening to a garden room with uPVC French doors opening to the rear garden.

From the entrance hall, a staircase rises to the first flooring landing with access into a partly boarded loft space via pull-down ladders and this houses the gas boiler. There are three bedrooms and a bathroom. The principal double bedroom has two front facing windows, new laminate flooring and has a cupboard over the stairs. Bedroom two is to the rear aspect and again has new laminate flooring. Bedroom three is to the rear and is currently used as an office. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- WELL PRESENTED THREE BEDROOM TOWNHOUSE
- CONVENIENTLY LOCATED OFF-ROAD PARKING SPACE WITH EV CHARGING POINT
- KITCHEN & WELL PROPORTIONED LOUNGE
- GARDEN ROOM
- FULLY ENCLOSED REAR GARDEN
- DOWNSTAIRS WC
- POPULAR RESIDENTIAL AREA
- ACCESS TO AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS
- FREEHOLD





OUTSIDE

A gate opens to a south facing block paved front garden. Access down the side of the property which leads to the rear garden which has a seating area and artificial lawn. A gate from the rear opens to the allocated off-road parking space which is ideally situated for the EV charging point.

LOCATION

The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

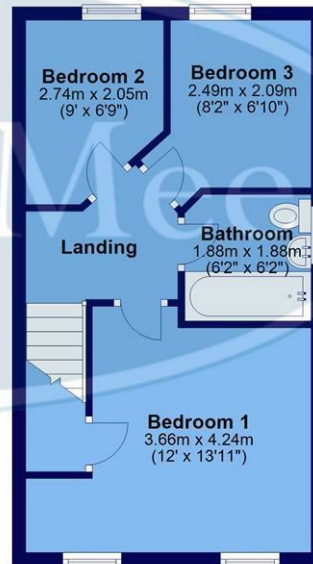
Greg Ashmore MNAEA

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. 45.1 sq. metres (485.7 sq. feet)



First Floor
Approx. 33.5 sq. metres (361.0 sq. feet)



Total area: approx. 78.7 sq. metres (846.7 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		71	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(59-50)	C		
(39-34)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions	G		
		75	77
England & Wales		EU Directive 2002/91/EC	