



Bignor Road Wadsley Bridge Sheffield S6 1JD
Price Guide £200,000

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GUIDE PRICE £200,000-£210,000 ** NO CHAIN ** FREEHOLD ** SOUTH-WEST FACING REAR GARDEN ** Situated on this tree-lined road on this quiet cul-de-sac is this bay fronted, three bedroom semi detached property which benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing, a modern boiler, gas central heating and a south-west facing rear garden. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises: enter through a front door into the entrance hall with access into the lounge and the kitchen. The lounge has a bay window allowing natural light. The kitchen has space for an oven, along with housing and plumbing for a washing machine. A sliding door opens into the dining room. Off the kitchen is access to a rear entrance porch with a side door opening onto the garden.

From the entrance hall, a staircase rises to the first floor landing with access into a useful loft space via pull-down ladders, the three bedrooms and the bathroom. The principal double bedroom has a bay window and fitted wardrobes. Double bedroom two is to the rear and enjoys the nice views. Bedroom three is to the front aspect. The bathroom has a three piece suite including bath with electric shower over and a cupboard which houses the modern gas combination boiler.

- EXCITING OPPORTUNITY
- IN NEED OF MODERNISATION
- THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE, DINING ROOM & KITCHEN
- DRIVEWAY & DETACHED GARAGE
- SOUTH-WEST FACING REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- EASY ACCESS TO AMENITIES & SCHOOLS
- PUBLIC TRANSPORT LINKS
- ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





OUTSIDE

A low wall encloses a front garden with lawn and planted borders. Double gates open to a driveway which leads to the detached garage. The fully enclosed south-west facing rear garden includes lawned gardens and a central path leading to a greenhouse.

LOCATION

With excellent shopping facilities close by including a Sainsburys and Kilner Way Retail Park. Local schools. Excellent public transport links with easy access to Sheffield City Centre and motorway networks.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

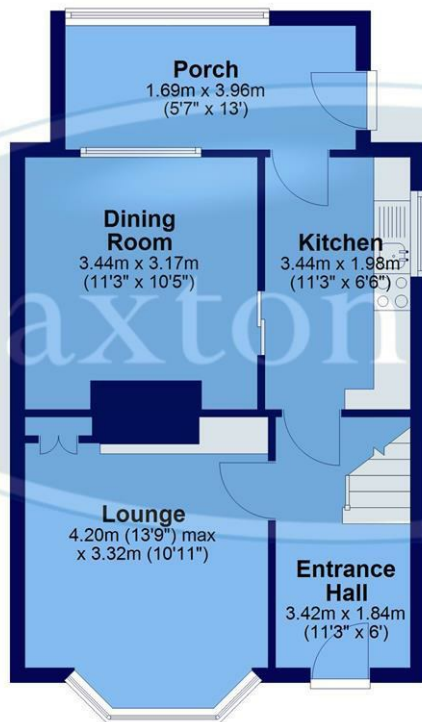
Greg Ashmore MNAEA

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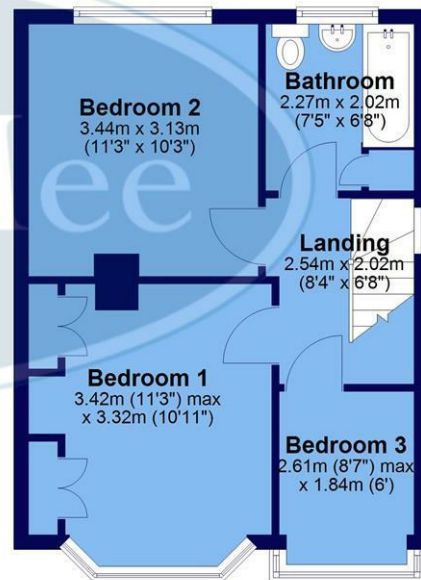
Garage
Approx. 11.6 sq. metres (124.5 sq. feet)



Ground Floor
Approx. 44.1 sq. metres (474.3 sq. feet)



First Floor
Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 92.9 sq. metres (999.8 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		69	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
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