

# Saxton Mee



Worrall Road Wadsley Sheffield S6 4BD  
Guide Price £240,000



# Worrall Road

Sheffield S6 4BD

Guide Price £240,000

GUIDE PRICE £240,000-£250,000 \*\* FREEHOLD \*\* Offered for sale with NO CHAIN is this three double bedroom, stone built cottage style terrace which has been recently modernised including a new kitchen, bathroom and boiler. The property has a south-west facing rear garden and benefits from gas central heating. The green stretches of Wadsley, Loxley Commons and Hillsborough Golf course are all on your doorstep.

Set over three levels, the living accommodation comprises: enter via a front composite door into the lounge with a bay window with bespoke shutters, while the focal point is the cast-iron feature fireplace. A door then opens into the kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above and dishwasher along with space for a fridge freezer. There is a rear uPVC stable entrance door and access to the cellar head with steps descending to the cellar which offers useful storage.

From the kitchen, a staircase rises to the first floor landing with access into the principal bedroom and the shower room. The principal is a good sized double to the front aspect and has a cast-iron feature fireplace with fitted shelving to one side of the chimney breast. The stylish shower room has a double shower enclosure, WC and wash basin set in a combination unit.

A further staircase rises to the second floor and two further bedrooms. Double bedroom two has a dormer window perfect for enjoying the fantastic views. Double bedroom three has a Velux window.

- THREE DOUBLE BEDROOM COTTAGE STYLE TERRACE
- LOUNGE WITH A BAY WINDOW
- NEW KITCHEN
- NEW SHOWER ROOM
- GAS CENTRAL HEATING & A NEW BOILER
- SOUTH-WEST FACING REAR GARDEN
- CELLAR USEFUL FOR STORAGE
- GOOD LOCAL SCHOOLS
- EXCELLENT AMENITIES CLOSE-BY
- PUBLIC TRANSPORT LINKS





## OUTSIDE

A low wall encloses a front area with steps to the entrance door. Shared access leads to the rear garden which is mostly laid to lawn.

## LOCATION

The green stretches of Wadsley, Loxley Commons and Hillsborough Golf course are all on your doorstep. Forge Dam, Rivelin Valley, and even the edge of the Peak District are all within easy reach. Excellent public transport links make commuting into Sheffield simple, and you're just a short drive from Hillsborough, where you'll find supermarkets, shops, and the tram network into town.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## 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.



Total area: approx. 88.6 sq. metres (953.7 sq. feet)

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

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**Hillsborough**  
**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Very energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	87

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-61)	B		
(55-40)	C		
(35-34)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Very environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	