



Northwood Wadsley Park Village Sheffield S6 1RZ
Offers Around £210,000

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**** FREEHOLD **** Well situated on the popular Wadsley Park Village is this two bedroom townhouse which has a fully enclosed rear garden and benefits from an allocated off-road parking space, a new bathroom suite, a modern boiler, an extended garden room, uPVC double glazing and gas central heating.

Tastefully decorated in neutral tones, the modern and contemporary living accommodation briefly comprises: enter through a front uPVC door into the entrance hall with an under stair storage cupboard and access into 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 a dishwasher, washing machine, electric oven, microwave and a four ring hob with extractor above. The lounge has an electric fire set in an attractive surround, which is the focal point of the room. uPVC French doors then open into the extended garden room with a uPVC door opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space which houses the boiler, two bedrooms and the bathroom. The principal bedroom is to the front aspect and has fitted wardrobes and a storage cupboard over the stairs. Bedroom two has a nice outlook to the rear. The bathroom has a modern towel radiator and a white three piece suite including bath with overhead shower, WC and wash basin with vanity unit.

- WELL PRESENTED TWO BEDROOM TOWNHOUSE
- MODERN KITCHEN
- LOUNGE & EXTENDED GARDEN ROOM
- ALLOCATED PARKING SPACE
- NEW BATHROOM SUITE
- MODERN BOILER
- FULLY ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL AREA
- ACCESS TO AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





OUTSIDE

A wrought iron gate opens to a path leading to the front entrance door. Gravelled front garden area. To the rear vehicular access leads to an allocated parking space. A gate gives access to the fully enclosed rear garden which has wooden decking and a garden shed.

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 B.

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.



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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		78	79
EU Directive 2002/91/EC			