

Saxton Mee



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

St Luke's
Sheffield's Hospice

Northwood

Sheffield S6 1RZ

Offers Around £210,000

**** 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. Fairlawn's medical centre and dentist, five minutes away.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

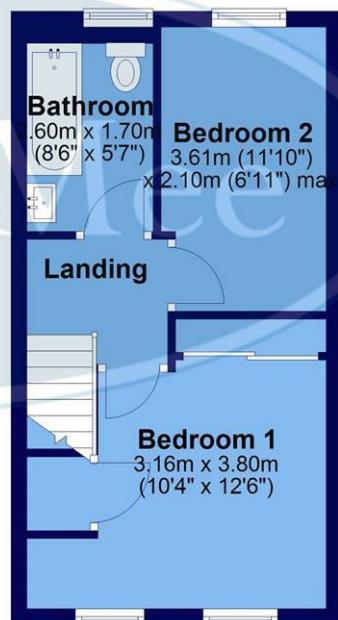
Greg Ashmore MNAEA

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Ground Floor



First Floor



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

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Stocksbridge**

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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	72 77
(B1-B1) B	
(B8-B9) C	
(D5-D6) D	
(E3-E4) E	
(F1-F2) F	
(G1-G2) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus) A	78 79
(B1-B1) B	
(B8-B9) C	
(D5-D6) D	
(E3-E4) E	
(F1-F2) F	
(G1-G2) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC