



Langsett Avenue Wadsley Sheffield S6 4AD
Offers Around £395,000

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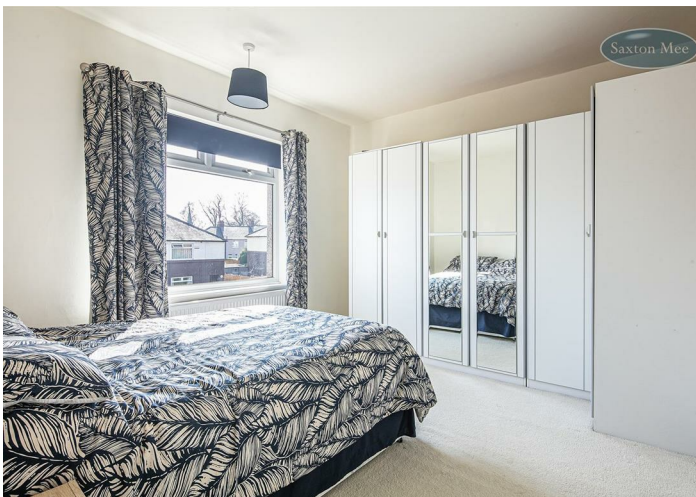
**** FREEHOLD **** Situated on this popular residential road is this effectively extended, four good sized bedroom, two bathroom semi detached property which enjoys a fabulous rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing, gas central heating. The property also benefits from a new en suite and bathroom, a double storey extension to the side and a single storey extension to the rear. The property is close to local amenities, countryside walks and transport links including the Supertram.

Tastefully decorated throughout, the well presented living accommodation briefly comprises front uPVC door which opens into the entrance hall with access into the lounge and the kitchen/diner. The well proportioned lounge has a bay window to the front allowing lots of natural light. A large opening leads into the open plan kitchen/diner. The dining area has a uPVC sliding patio door opening onto the rear garden. The kitchen has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above, dishwasher, washing machine and fridge. There is a side uPVC entrance door and an under stair storage cupboard which has space for a tumble dryer.

From the entrance hall, a staircase rises to the first floor landing with access into the four good sized bedrooms and the bathroom. The master bedroom is to the rear aspect and has a range of fitted storage and comes with the added advantage of an en suite which is fully tiled and has a double walk-in shower, WC and comes with the added advantage of an en suite which is fully tiled and has a double walk-in shower, WC and wash basin set in a vanity unit. The well appointed family bathroom is fully tiled and has a three piece suite including bath, WC and wash basin set in a combination unit.

- IDEAL FAMILY HOME
- WELL PRESENTED & SPACIOUS ACCOMMODATION
- FOUR GOOD SIZED BEDROOMS, THE MASTER WITH EN SUITE SHOWER ROOM
- LOUNGE WITH BAY WINDOW
- FABULOUS KITCHEN/DINER
- DRIVEWAY & GARAGE
- LARGE REAR GARDEN
- FANTASTIC LOCATION
- EASY ACCESS TO AMENITIES, SCHOOLS & TRANSPORT LINKS





OUTSIDE

To the front is a low wall and privet hedge which encloses the double-width block paved driveway, this leads to the garage with roller doors to the front and back. The garage houses the gas boiler and benefits from electric and lighting. To the rear is a fully enclosed garden which has a patio and a large lawn.

LOCATION

Situated in this extremely popular location with good local transport close by including the Supertram link. Hillsborough shopping centre approximately one mile which boasts all amenities including butchers, bakers, greengrocers, beauty salons, public houses, takeaways and restaurants. Hillsborough Leisure Centre, library and park in close proximity.

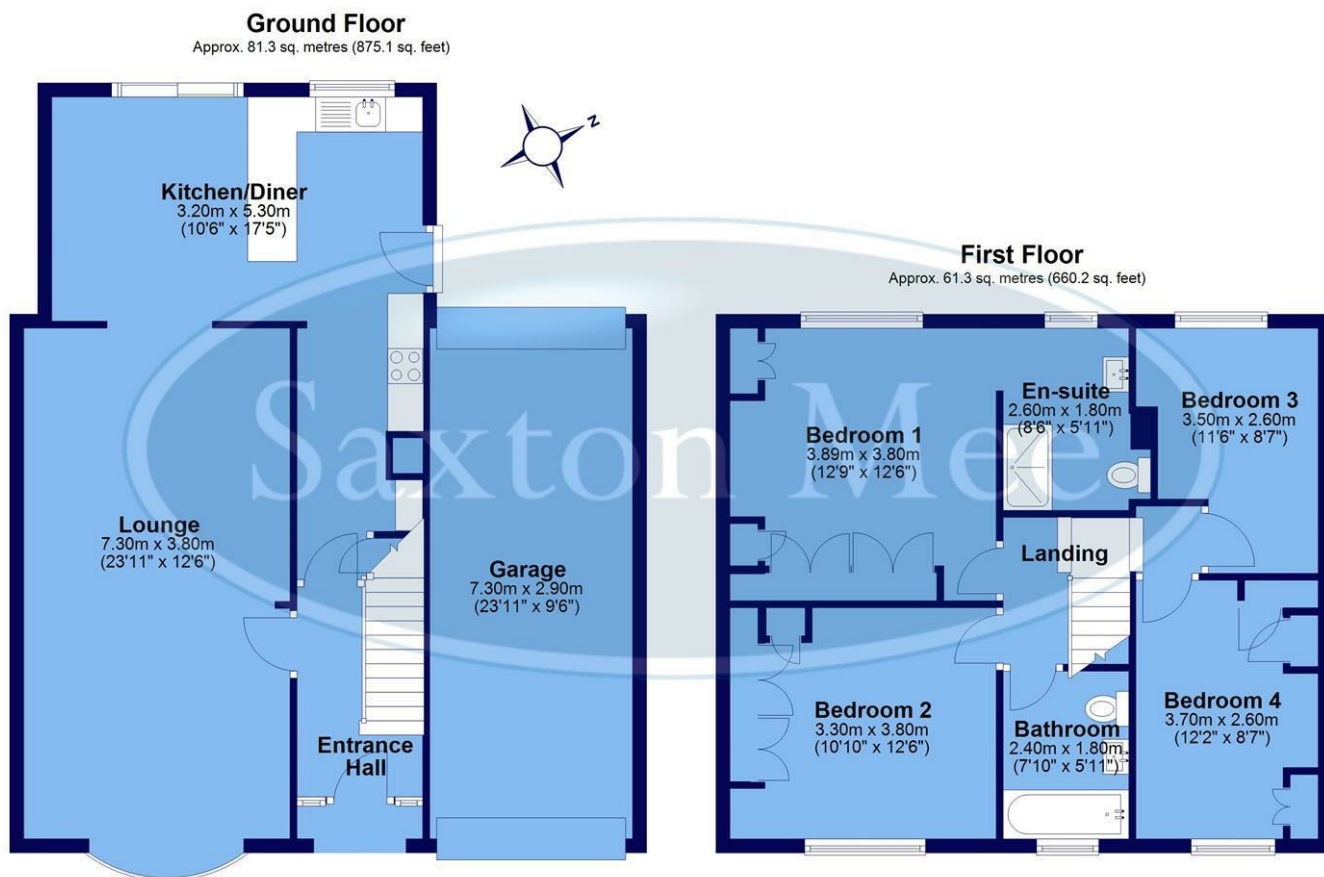
MATERIAL INFORMATION

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.



Total area: approx. 142.6 sq. metres (1535.3 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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	84
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		70	81
EU Directive 2002/91/EC			