



Dixon Drive Wharnccliffe Side Sheffield S35 0DG
Offers In The Region Of £210,000

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**** WEST FACING REAR GARDEN **** A well-presented three-bedroom semi-detached home, occupying an attractive position within this popular residential area and enjoying pleasant views to the front. The property has undergone a programme of modernisation and improvement, including new windows, a contemporary shower room, partial replastering, a new boiler located within the loft and general redecoration throughout. The property also benefits from uPVC double glazing, gas central heating and gardens to both the front and rear.

A composite entrance door opens into the welcoming entrance hall, which features useful under-stairs storage and a cloakroom. This room previously housed a WC and offers the potential for reinstatement, subject to the necessary works. The spacious open-plan lounge/dining room is an excellent living and entertaining space, enjoying a dual aspect which provides plenty of natural light. A gas fire set within a feature fireplace creates an attractive focal point. The kitchen is fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, five-ring gas hob with extractor above, dishwasher, fridge and freezer, together with provision for a washing machine. A composite side entrance door provides external access and leads to two useful storage rooms.

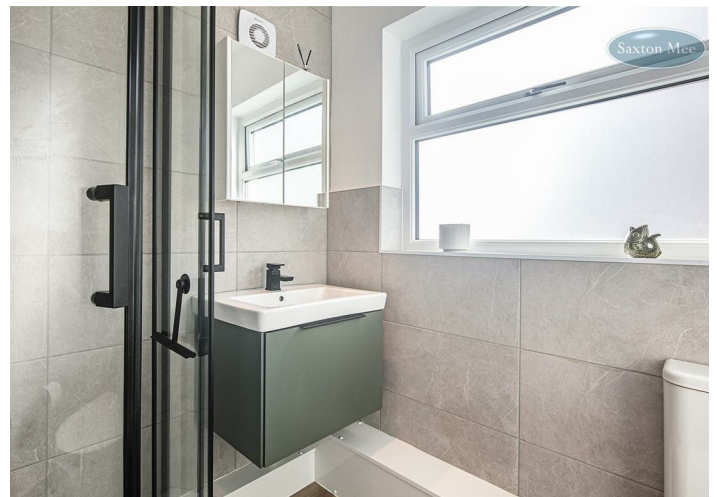
To the first floor are three bedrooms and a stylish, contemporary shower room. The principal bedroom is a generously proportioned double with a fitted cupboard and ample space for freestanding furniture. Bedroom two is also a double room and benefits from fitted storage, while bedroom three is positioned to the front of the property.

The modern shower room is fitted with a contemporary suite comprising a shower enclosure, WC and wash basin set within a vanity unit.

From the first-floor landing, access is provided to a useful loft space, which also houses the recently installed boiler.

- THREE-BEDROOM SEMI-DETACHED HOME
- POPULAR RESIDENTIAL LOCATION
- ATTRACTIVE VIEWS
- RECENTLY MODERNISED AND REDECORATED
- SPACIOUS OPEN-PLAN LOUNGE/DINER
- WELL-EQUIPPED FITTED KITCHEN
- CONTEMPORARY SHOWER ROOM
- NEW WINDOWS AND GAS BOILER
- FRONT AND WEST FACING REAR GARDENS





OUTSIDE

A pathway and steps provide access to both the front and side entrance doors, with a lawned garden enhancing the frontage of the property. Gated access extends along the side of the property, leading to a range of useful outbuildings and the rear garden.

The rear garden features a paved patio area, ideal for outdoor seating and entertaining, together with a lawned garden and garden shed. A particularly useful, generously sized outbuilding benefits from power and lighting, providing excellent additional storage and offering potential for a variety of uses.

LOCATION

Situated in a sought-after, quiet location, the property is close to Glen Howe Park, local play areas, and countryside walks from the doorstep. The villages of Whamcliffe Side and Oughtibridge offer excellent amenities including cafés, pubs, GP surgery, Co-op, and schools. Fox Valley Shopping Centre, Sheffield City Centre, and major motorway links are all a short drive away, with a train station just 25 minutes distant. The Peak District and Bradfield are nearby, offering stunning walks, including Glen Howe Park, Morehall, and Ewden Dams.

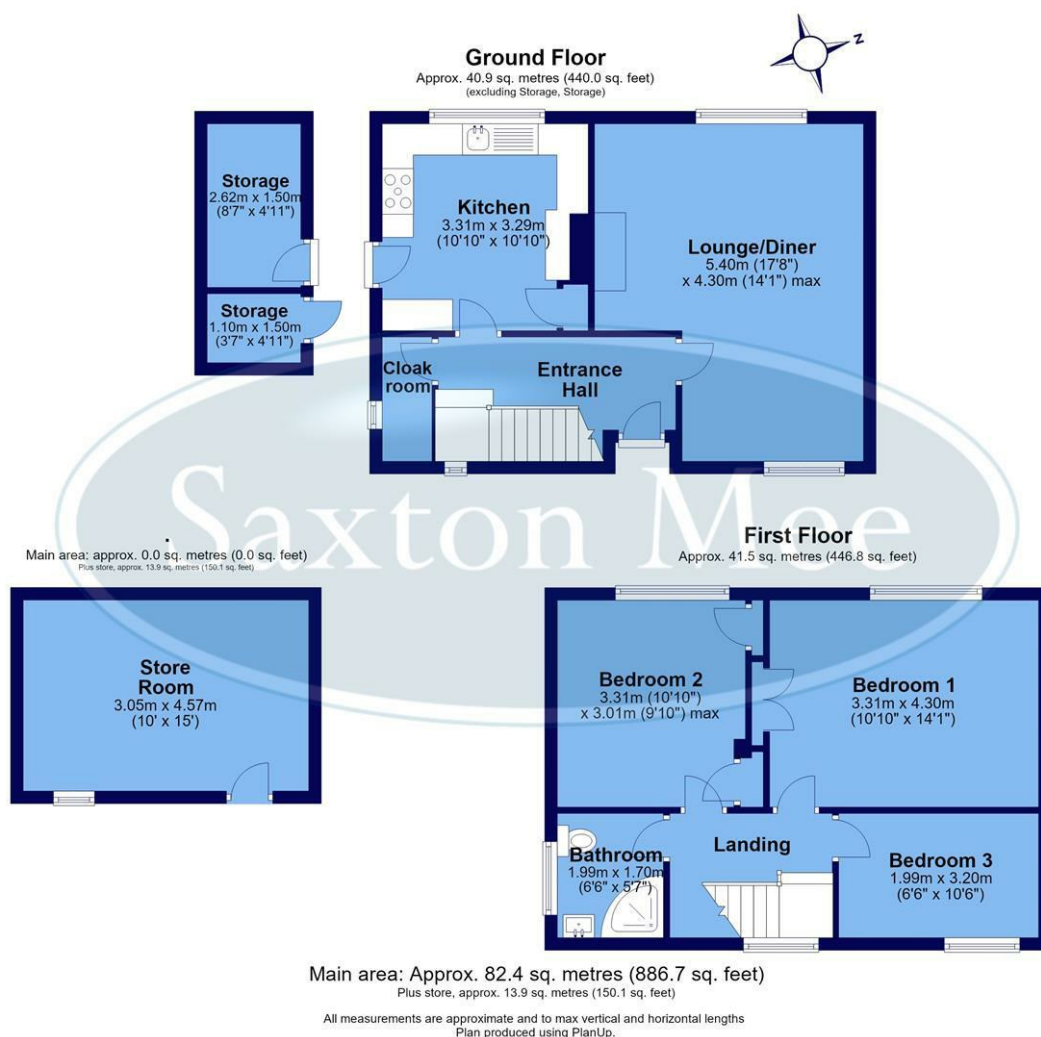
MATERIAL INFORMATION

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.



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