

Saxton Mee



Avisford Road Wadsley Bridge Sheffield S5 8LA
Price £210,000

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Situated in this popular residential area is this three bedroom, bay fronted semi detached property which enjoys a rear garden and benefits from a rear extension, off-road parking, a detached garage with electric, new internal oak doors, uPVC double glazing and gas central heating. The property is ideally located for the amenities in Hillsborough, local schools and easy access to the city centre and motorway networks.

Tastefully decorated throughout, the living accommodation briefly comprises: enter via a side composite door into the entrance hall with access into the lounge with a front bay window allowing natural light, attractive flooring and a new media wall with electric fire, fitted shelving and cupboards. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, a four ring hob with extractor above along with housing and plumbing for a washing machine and dishwasher and space for a fridge freezer. There is a downstairs WC and a composite door opening to a rear utility/dining room and this has fitted cupboards, worktops, space for a tumble dryer and a rear uPVC door opening onto the garden.

The first floor has access into an insulated loft space, the three bedrooms and the bathroom. The principal double bedroom has a bay window, fitted wardrobes and a chest of drawers. Double bedroom two is to the rear aspect. Bedroom three is to the rear. The bathroom has a white three piece suite including bath with overhead shower, WC and wash basin.

- LOVELY FAMILY HOME
- THREE BEDROOM SEMI
- AMPLE OFF-ROAD PARKING
- DETACHED GARAGE
- REAR EXTENSION
- LOUNGE WITH BAY WINDOW & MEDIA WALL
- DOWNSTAIRS WC
- KITCHEN & EXTENDED DINING ROOM/UTILITY
- THREE PIECE SUITE BATHROOM
- FULLY ENCLOSED REAR GARDEN





OUTSIDE

To the front is a driveway providing off-road parking for up to four cars and this leads to the detached garage which has an up and over door. A gate then opens into the fully enclosed rear garden which is mostly laid to lawn.

LOCATION

Situated in this popular residential area close to Kilner Way Retail Park. Asda and Sainsbury's supermarkets close by. A short journey into Hillsborough with its fantastic array of amenities. Easy commute of Sheffield City Centre, the Sheffield Supertram at Hillsborough and easy access onto the Sheffield Parkway and M1/M18 Motorways.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 25th March 1939.
The property is 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.

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