

Saxton Mee

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Vainor Road Wadsley Sheffield S6 4AN  
Offers Around £375,000



# Vainor Road

Sheffield S6 4AN

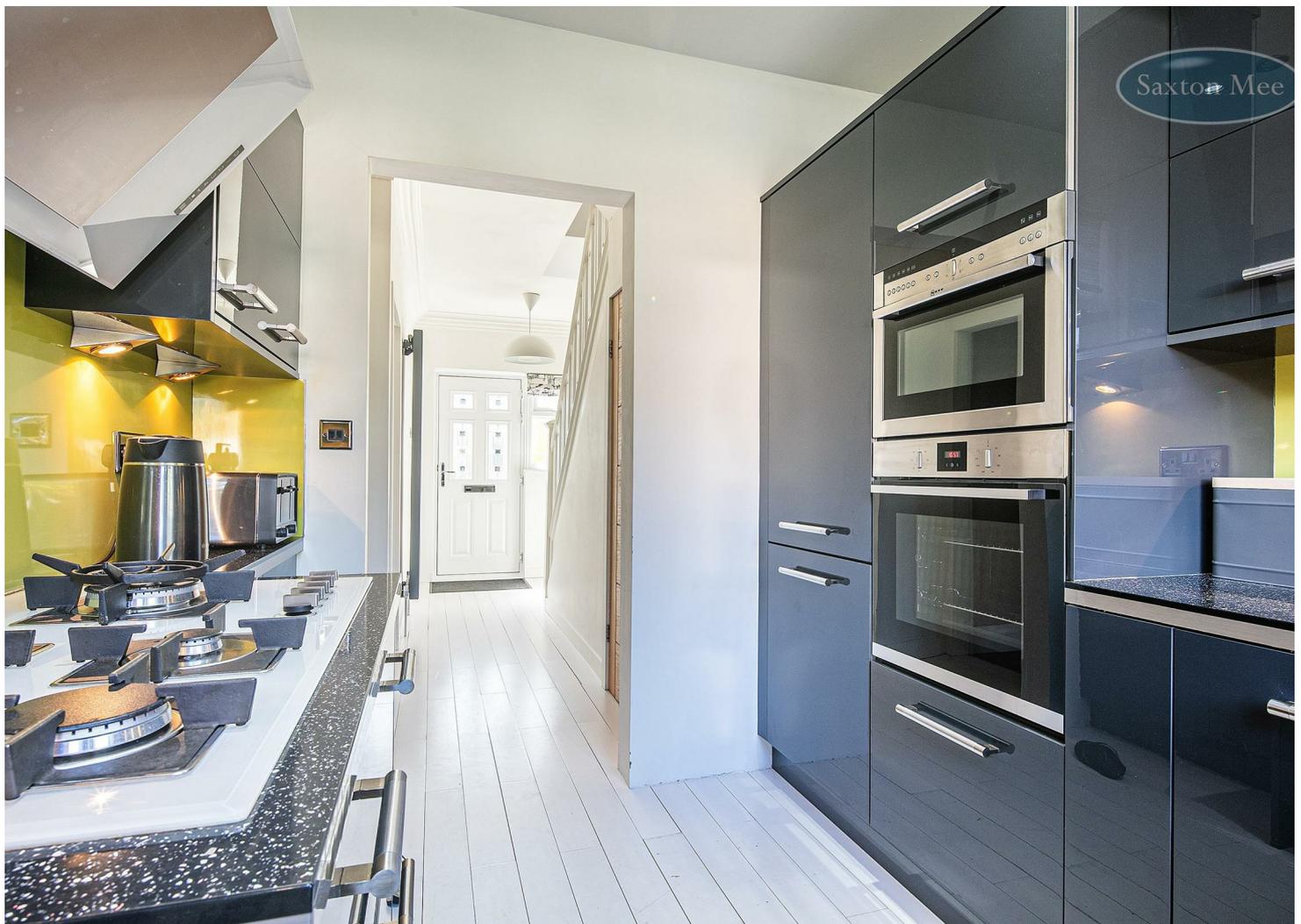
Offers Around £375,000

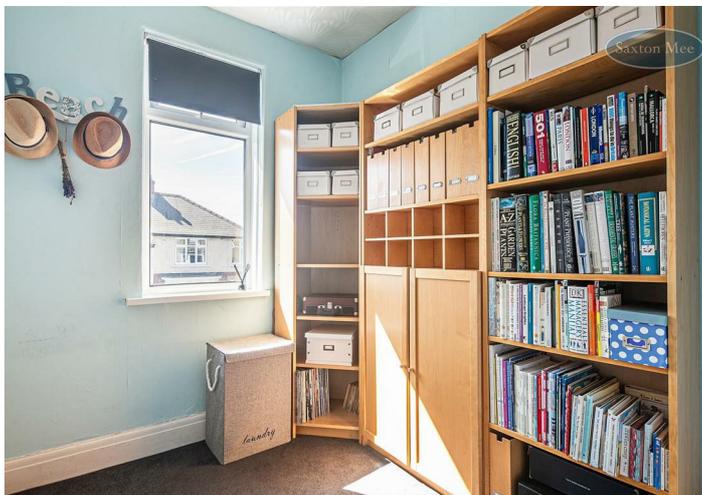
**\*\* FREEHOLD \*\*** Situated on this quiet residential road is three bedroom, two reception room, bay fronted detached property which enjoys a landscaped rear garden and benefits from uPVC double glazing, a modern gas boiler and gas central heating. The property is extremely well presented and has been updated in recent years including a new roof and bathroom.

Neutrally decorated throughout, the living accommodation briefly comprises enter through the front door into the entrance hall with laminate flooring, ceiling coving and a space saving contemporary radiator. Access into the lounge, dining room and kitchen. The lounge has a lovely bay window allowing lots of natural light, laminate flooring and ceiling coving. The well proportioned dining room again has a bay window, stripped wood floors, ceiling coving, and a limestone fireplace which is the focal point of the room. The kitchen has a range of anthracite high gloss fitted units with contrasting worktops which incorporate the sink and drainer. Integrated appliances an electric oven, a five ring gas hob, combi micro oven, fridge/freezer and washing machine. There is a rear entrance door and access to the useful cellar space which provides storage space and also houses the gas combi boiler.

From the entrance hall, a staircase rises to the first floor landing with access into the partially boarded loft space, the three bedrooms and the bathroom. The fantastic master bedroom has a bay window and impressive Sharps sliding wardrobes. Double bedroom two is to the front aspect, has stripped wooden floors, a bay window and space for furniture. Single bedroom three is to the front. The well appointed bathroom is fully tiled and has a chrome towel radiator and a four piece suite including double shower enclosure, bath, WC and wash basin with a vanity unit.

- IMPRESSIVE THREE BEDROOM DETACHED PROPERTY
- LOUNGE & DINING ROOM BOTH WITH BAY WINDOWS
- KITCHEN WITH INTEGRATED APPLIANCES
- MODERN, FOUR PIECE SUITE BATHROOM
- LANDSCAPED REAR GARDEN
- CELLAR OFFERING USEFUL STORAGE
- QUIET RESIDENTIAL ROAD
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





**OUTSIDE**

There are planted gardens to the front and side. The rear garden has been professionally designed and landscaped with the history of Sheffield steel in mind along with a Mediterranean feel and includes a patio, lawn and planted areas.

**LOCATION**

The property is situated in the popular area of Wadsley, close to all local amenities, good reputable schools and public transport facilities. The Peak District is a few minutes drive away and Wadsley and Loxley Common is a short walk away. Easy access to Sheffield City Centre.

**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.



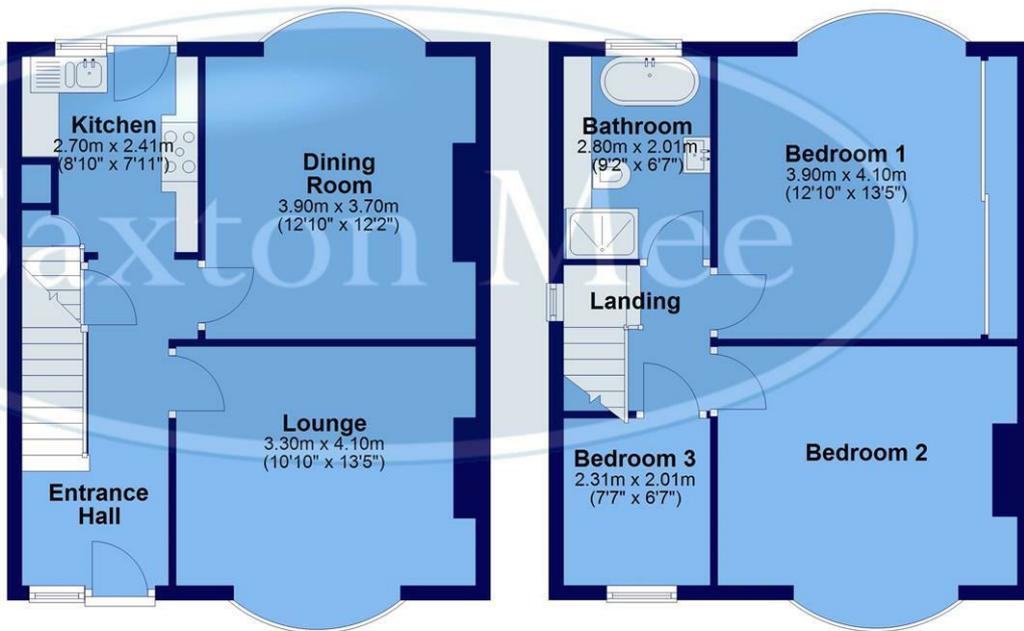
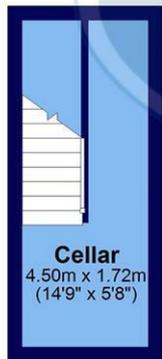
## Ground Floor

Approx. 46.0 sq. metres (495.0 sq. feet)

## First Floor

Approx. 46.0 sq. metres (494.9 sq. feet)

**Cellar**  
Approx. 7.7 sq. metres (83.3 sq. feet)



Total area: approx. 99.7 sq. metres (1073.2 sq. feet)

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

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