

Saxton Mee



Laird Avenue Wadsley Sheffield S6 4BU
Guide Price £345,000

St Luke's
Sheffield's Hospice

Laird Avenue

Sheffield S6 4BU

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GUIDE PRICE £345,000-£355,000 Viewing is essential to appreciate the accommodation on offer of this three bedroom, bay fronted semi detached property which enjoys a lovely rear garden with summer house and benefits from an extended garden room, a downstairs utility/WC, a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front porch into the entrance hall with an under stair storage cupboard which houses the boiler. Further access into the utility, lounge, dining room and the kitchen. The utility/downstairs WC has fitted units, a worktop with sink and drainer along with housing and plumbing for a washing machine. The well proportioned lounge has a lovely bay window and cast-iron wood burner, which is the focal point of the room. The dining room has attractive flooring and a rear window. The kitchen/breakfast room has a range of wall, base and drawer units with contrasting worktops which incorporate the double sink and drainer. Integrated appliances include a large fridge, large freezer, double electric oven, four ring hob with extractor above, dishwasher, microwave and wine cooler. A lovely feature of the room is the central island. Bi-fold doors then open into the extended garden room, perfect for enjoying the garden views.

From the entrance hall, a staircase rises to the first floor landing with access into the boarded loft space with power and scope for conversion (subject to planning), the three bedrooms and the family bathroom. The principal bedroom has a front bay window allowing lots of natural light and ample space for furniture. Double bedroom two is to the rear aspect and again has space for furniture. Bedroom three is a good size single with fitted wardrobes. The spacious bathroom has a four piece suite bathroom including bath, shower enclosure, WC and wash basin with vanity unit.

- EARLY VIEWINGS ADVISED OF THIS LOVELY FAMILY HOME WITH SCOPE FOR EXTENSION (SUBJECT TO PLANNING)
- LOUNGE, DINING ROOM & GARDEN ROOM
- KITCHEN/BREAKFAST ROOM WTH CENTRAL ISLAND
- UTILITY/WC
- THREE BEDROOMS
- FOUR PIECE SUITE BATHROOM
- DRIVEWAY & GARAGE
- LOVELY REAR GARDEN WITH SUMMER HOUSE
- WELL PRESENTED THROUGHOUT
- SOUGHT-AFTER ROAD WITH EASY ACCESS TO AMENITIES & SCHOOLS





OUTSIDE

A low wall and wrought iron railings enclose a front planted garden. Double gates open to a block paved driveway which continues to the detached garage with an up over door. A gate opens to the fully enclosed rear garden with patio, lawn, planted borders, decked seating area, summer house and a garden shed.

LOCATION

Laird Avenue is ideally placed for Hillsborough Park and a host of nearby shops in Hillsborough and Wisewood. Close to reputable schools, recreational facilities and offering excellent links to Sheffield City Centre and the M1 networks as well as the Sheffield Supertram Networks.

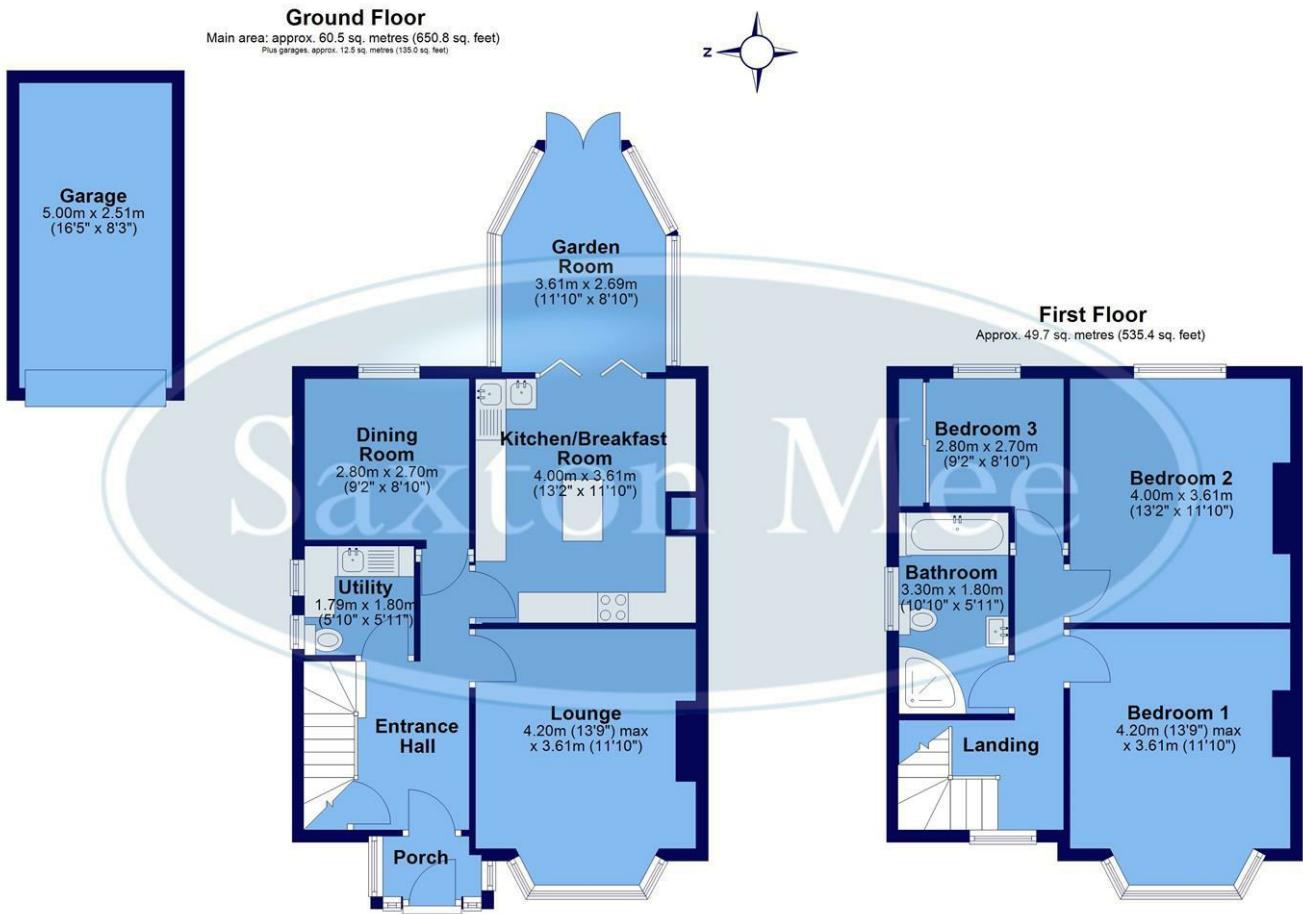
MATERIAL INFORMATION

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.



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Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G9)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G9)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales