

Saxton Mee

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Queenswood Road Wadsley Park Village Sheffield S6 1RU
Guide Price £435,000

St Luke's
Sheffield's Hospice

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Sheffield S6 1RU

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GUIDE PRICE £435,000-£445,000 ** FREEHOLD ** Enjoying fabulous elevated views is this four double bedroom, two bathroom, stone built detached property which enjoys a lovely rear garden and benefits from a driveway providing off-road parking, a detached garage, a recently fitted modern kitchen, uPVC double glazing and gas central heating.

The accommodation briefly comprises front composite door which opens into the entrance hall with a downstairs WC and a useful under stair storage cupboard. Access into the lounge and the kitchen/diner. The good sized lounge has a front and a bay side window along with uPVC French doors allowing lots of natural light to flow through the room, while the focal point is the cast-iron multi-fuel stove. The recently fitted open plan kitchen/diner has a range of wall, base and drawer units. A contrasting Corian worktop incorporates the sink and drainer. The kitchen is fully integrated including an oven, microwave, four ring induction hob with extractor above, fridge, freezer, washing machine and dishwasher. There is a breakfast bar and ample space for a dining table and chairs along with a rear entrance door.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into the useful loft space, four double bedrooms and the main family bathroom. The master is a good sized double and benefits from fitted wardrobes and the added advantage of an en suite shower room with WC and wash basin set in a vanity unit. The bathroom comes with a three piece suite including bath, WC and wash basin set in a large vanity unit.

• FOUR BEDROOM/TWO BATHROOM DETACHED PROPERTY

• STUNNING ELEVATED VIEWS

• DRIVEWAY & GARAGE

• LOVELY REAR GARDEN

• MODERN FITTED KITCHEN/DINER

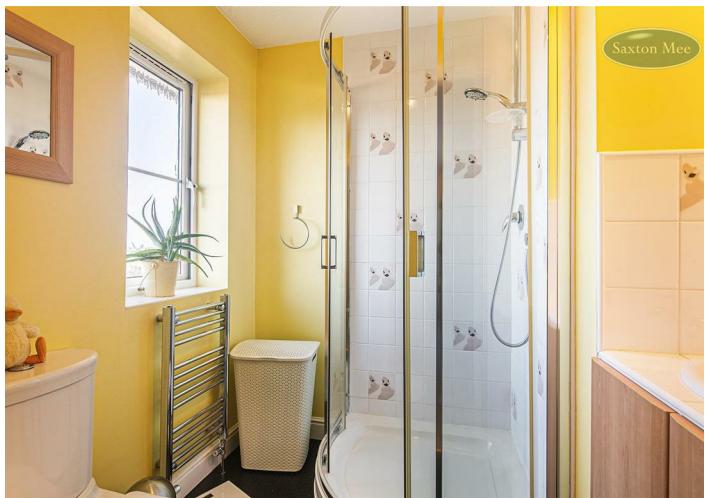
• GOOD SIZE LOUNGE WITH CAST-IRON MULTI-FUEL STOVE

• EXCELLENT LOCATION

• EASY ACCESS TO PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM

• AMENITIES & GOOD SCHOOLS CLOSE-BY





OUTSIDE

To the front is a decorative planted garden. A driveway provides off-road parking and leads to the detached garage. A gate opens to the fully enclosed rear garden which has an artificial lawn, patio area, wooden decked area, small garden pond, planted borders and gravelled areas.

LOCATION

The property is located in the popular residential area of Wadsley Park Village with lovely wooded walks, a multi sports pitch and a park with swings etc. Regular public transport including the Supertram Terminus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawn medical centre and dentist, five minutes away.

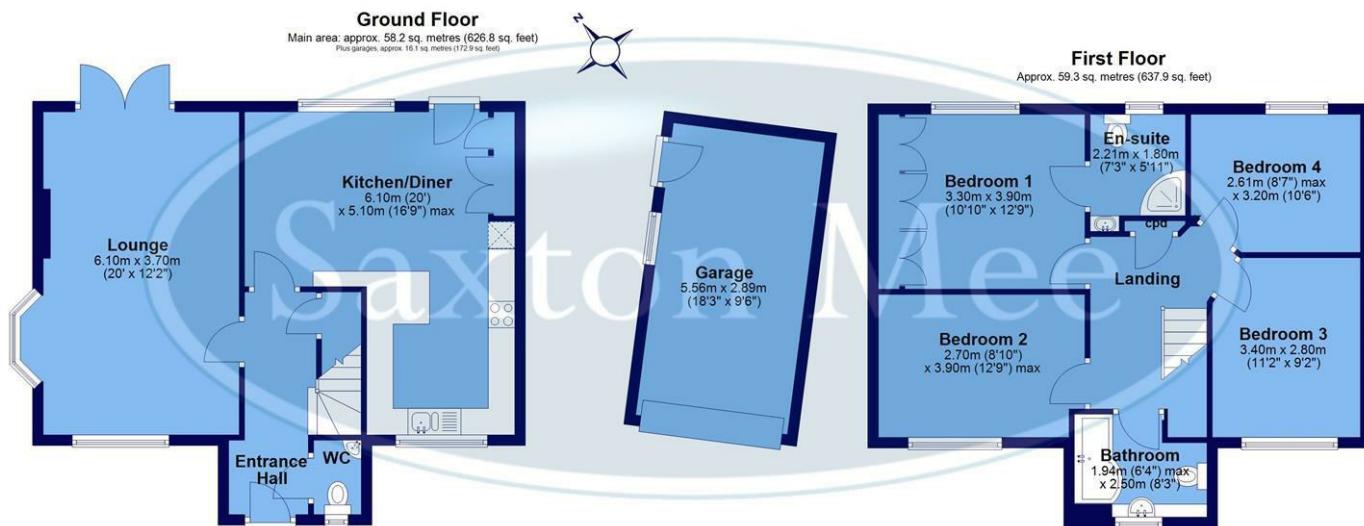
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

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.



Main area: Approx. 117.5 sq. metres (1264.7 sq. feet)

Plus garages, approx. 16.1 sq. metres (172.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths

Plan produced using PlanUp.

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onTheMarket.com

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	85
(B1-B1) B	76
(B9-B9) C	76
(D5-D4) D	76
(E9-E4) E	76
(F1-F8) F	76
(G1-G9) G	76
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus) A	85
(B1-B1) B	76
(B9-B9) C	76
(D5-D4) D	76
(E9-E4) E	76
(F1-F8) F	76
(G1-G9) G	76
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	