



SOLD
subject to contract
Residential



Green Lane Wharnccliffe Side Sheffield S35 0DL
Guide Price £265,000

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GUIDE PRICE £265,000-£275,000 ** FREEHOLD ** SOUTH EAST FACING ASPECT ** Situated in the popular Village of Wharncliffe Side is this well presented, two double bedroom, stone built detached bungalow which enjoys gardens to the front, side and rear and benefits from a good size garage and driveway. The property has recently been modernised by the current owner including new uPVC windows, a new boiler and both front and rear doors. In brief, the living accommodation comprises: front composite door which opens into the entrance hall with access into the useful loft space, the lounge, kitchen, the two bedrooms and bathroom. The well proportioned front lounge has a two windows allowing lots of natural light, while the focal point of the room is the gas fire. There is ample room for a dining table and chairs. The kitchen has a range of wall, base and drawer units with complementary work surfaces, one which incorporates the sink, drainer and the four ring hob with extractor above. Breakfast bar area. Integrated appliances include electric oven. A useful utility room off with matching units and work surface which incorporates the sink and drainer. Plumbing for a washing machine and space for a fridge freezer. Rear uPVC stable entrance door. Both bedrooms are double in size and benefit from fitted wardrobes. The bathroom comes with a three piece suite including a bath with electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- LOUNGE, KITCHEN & UTILITY
- SOUTH-EAST FACING ASPECT
- DRIVEWAY & GARAGE
- LANDSCAPED GARDENS TO THREE SIDES
- BATHROOM WITH THREE PIECE SUITE





OUTSIDE

A block paved drive providing off-road parking leads to the good size garage. A front lawn garden and path continues down the side of the property and to the rear with also comes with a patio area. Bin store area.

LOCATION

The villages of Wharnccliffe Side and Oughtibridge are close by with local amenities including a Co-op. Wharnccliffe Primary & Nursery School. A short car journey into Stocksbridge and Fox Valley Shopping Centre as well as Sheffield City Centre with its excellent amenities, Universities and Hospitals. Good motorway links and public transport. Train station 25 minute journey. Beautiful country walks including Ewden Dam.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

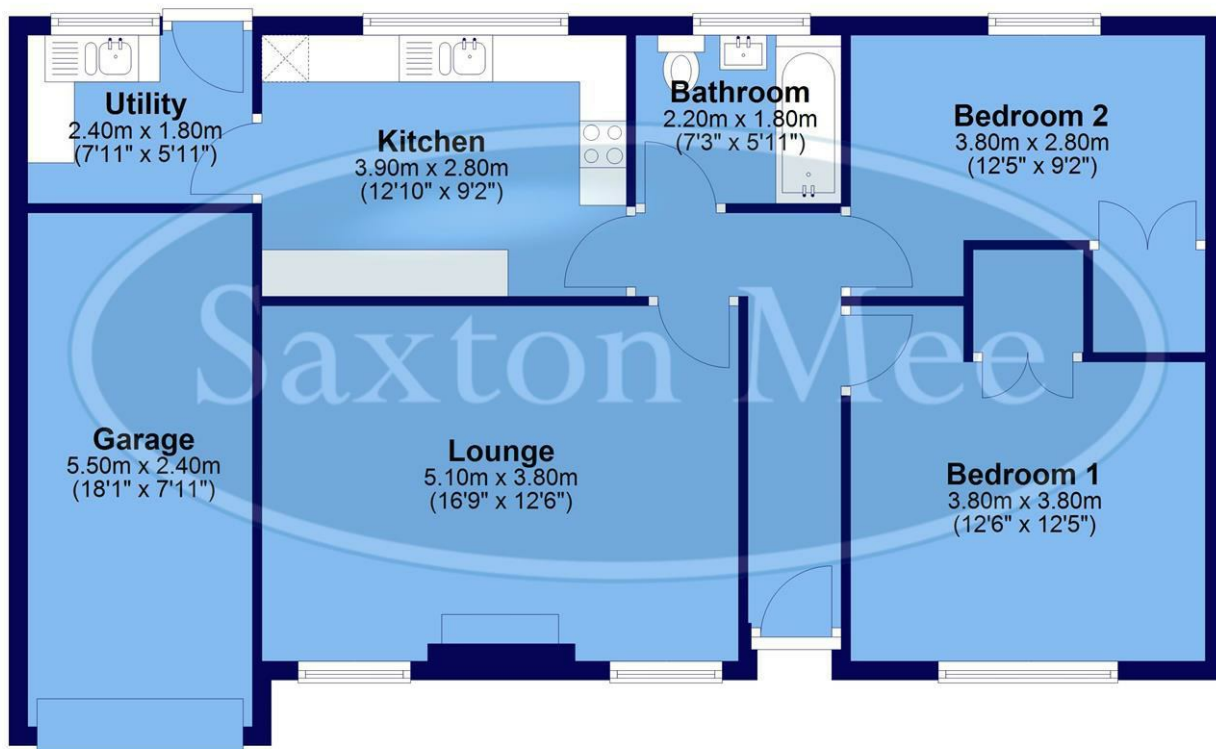
VALUER

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. 85.6 sq. metres (921.5 sq. feet)



Total area: approx. 85.6 sq. metres (921.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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