

Saxton Mee



**Marlcliffe Road Wadsley Sheffield S6 4AH**  
**Guide Price £335,000**

**St Luke's**  
Sheffield's Hospice

# Marlcliffe Road

Sheffield S6 4AH

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**GUIDE PRICE £335,000-£350,000 \*\* FREEHOLD \*\* WEST FACING REAR GARDEN** \*\* Situated in this popular residential area of Wadsley is this effectively extended, three bedroom semi detached property which enjoys a lovely rear garden and benefits from a driveway providing an off-road parking space, upVC double glazing and gas central heating. The property is a credit to the current owners and tastefully decorated throughout. In brief, the spacious and well presented living accommodation comprises front upVC door which opens into the entrance hall with an under stair storage cupboard and access into the lounge and the dining room. The lounge to the front has a lovely bay window allowing lots of natural light, while the focal point is the gas fire set in a feature fireplace. The hub of the home is the dining room which flows into the family room and kitchen. The family room has upVC French doors which open onto the rear. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include fridge freezer, dishwasher and electric oven. There is a breakfast bar with seating. A door then opens into the utility with housing and plumbing for a washing machine, units and a worktop with sink and drainer. There is a separate WC and a rear upVC door. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The good size master has a large front facing window allowing natural light and benefits from fitted wardrobes. Bedroom two overlooks the rear garden and has a storage cupboard. The bathroom comes with a four piece suite including shower enclosure, bath, WC and wash basin set in a large combination unit. A door opens to a staircase which rises to the occasional bedroom with storage in the eaves and two Velux windows.

- EARLY VIEWING ADVISED
- IDEAL FAMILY HOME
- EXTENDED & WELL PRESENTED THROUGHOUT
- OFF-ROAD PARKING SPACE
- WEST FACING REAR GARDEN
- DOWNSTAIRS WC & UTILITY
- FABULOUS DINING ROOM, KITCHEN & FAMILY ROOM





## OUTSIDE

Off-road parking space to the front. There is a front garden with steps and a path which lead to the front entrance door. A side gate opens to the fully enclosed, tiered rear garden which includes a patio, two lawns with an abundance of plants and shrubs. Garden shed.

## 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. Hillsborough is a stones throw away with its excellent amenities including including supermarkets, shops, butchers, bakers, greengrocers, hairdressers, beauty salons, coffee bars, public houses, restaurants and takeaways. Hillsborough Park, library and leisure centre close-by. Easy access to Sheffield City Centre.

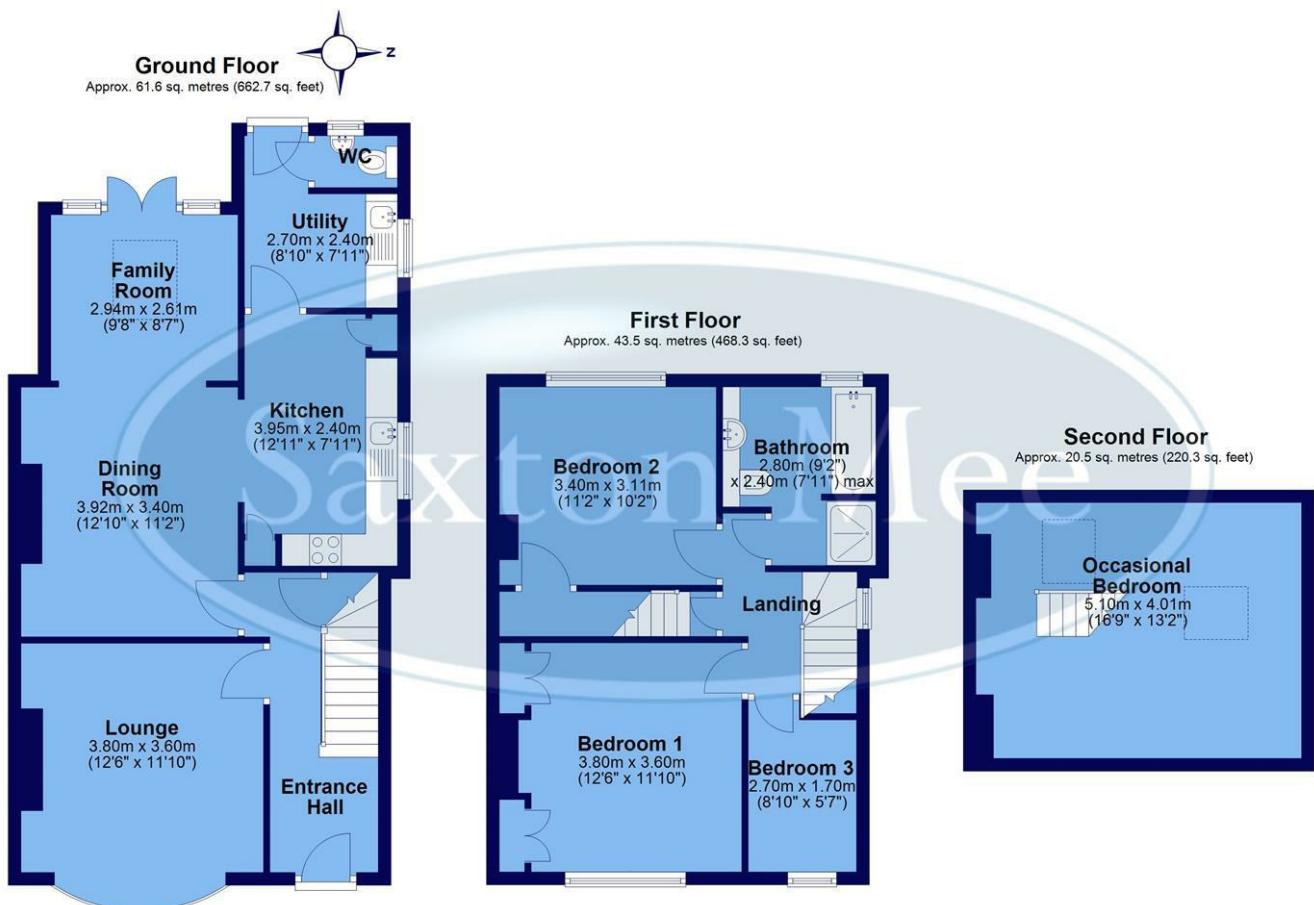
## MATERIAL INFORMATION

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.



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
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-G8)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC