Saxton Mee







Parson Cross Road Wadsley Bridge Sheffield S6 1JW
Guide Price £175,000

St Luke's Sheffield's Hospice

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GUIDE PRICE £175,000-£185,000 ** FREEHOLD ** This spacious and well-presented three double bedroom semi-detached home is situated in the popular residential area of Wadsley Bridge, conveniently positioned for a wide range of amenities in nearby Hillsborough, excellent motorway connections and the Supertram network. Cosmetically improved by the current owner, the property offers generously proportioned accommodation arranged over three floors and benefits from uPVC double glazing, gas central heating and a rear garden. A particular feature is the additional accommodation extending over the passageway to the front.

The accommodation briefly comprises: A newly fitted composite entrance door opens into the extended entrance porch and leads through to a welcoming lounge, which retains attractive original coving to the ceiling and features a fireplace, providing a focal point to the room.

An inner lobby provides access to the kitchen/diner, which is fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven and four-ring ceramic hob with extractor above, together with housing and plumbing for a washing machine. A uPVC door provides direct access to the rear.

From the kitchen/diner, the cellar head provides useful space for a fridge/freezer, with steps descending to the cellar, offering excellent additional storage.

The first-floor landing provides access to two generous double bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room enjoying a front-facing aspect, while the second double bedroom overlooks the rear and benefits from a useful cupboard housing the gas central heating boiler. The bathroom is fully tiled and fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, WC and wash hand basin set within a vanity unit.

The second floor provides an attic bedroom, creating a third double bedroom.

- THREE DOUBLE BEDROOMS
- SPACIOUS SEMI-DETACHED HOME
- ACCOMMODATION OVER THREE FLOORS
- POPULAR WADSLEY BRIDGE LOCATION
- KITCHEN/DINER
- FOUR-PIECE FAMILY BATHROOM
- USEFUL STORAGE CELLAR
- REAR GARDEN
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING










OUTSIDE
A low wall and front forecourt. Shared access leads to the rear garden with a lawn and seating area.

LOCATION
A good selection of shops, supermarkets and leisure facilities can be found nearby, while neighbouring Hillsborough provides further shopping, cafés, restaurants and recreational amenities. Hillsborough Park and the surrounding countryside offer plenty of opportunities for walking and outdoor activities, with the edge of the Peak District also within convenient reach. Wadsley Bridge benefits from good road and public transport connections, providing straightforward access to Sheffield city centre and surrounding areas. The nearby A61 is a key route through north Sheffield, while regular public transport services connect the area with Hillsborough and the wider city.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band A.

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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Total area: approx. 93.7 sq. metres (1008.9 sq. feet)

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

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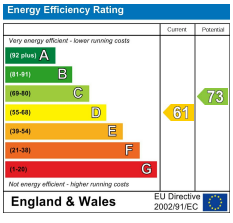

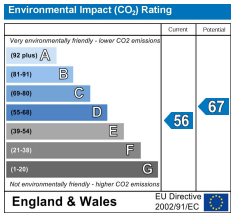

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