Saxton Mee

Rural Lane Wadsley Sheffield S6 4BJ
Guide Price £170,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £170,000-£180,000 ** FREEHOLD ** Situated in this popular residential area just a stones throw away from the nature walks on Wadsley Common is this spacious, two double bedroom terrace property which enjoys a private garden and benefits from communal gardens and parking, uPVC double glazing and an air source pump. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

The living accommodation briefly comprises: enter via a uPVC door into the entrance hall with storage cupboards and access into the kitchen/diner and the lounge. The kitchen has a range of units with a worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, a new four ring ceramic hob with extractor above, fridge freezer along with housing for a washing machine. The lounge has a rear window allowing natural light and a rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with a good sized storage cupboard, a storage cupboard over the stairs which has the hot water tank linked to the air source heating, access into the loft space, the two bedrooms and the bathroom. The principal double bedroom is to the rear aspect and has fitted wardrobes. Double bedroom two is to the front aspect. The bathroom has a three piece suite including bath with shower attachment, WC and wash basin set in a combination unit.

- TWO DOUBLE BEDROOMS
- KITCHEN/DINER
- LOUNGE
- STORAGE CUPBOARDS
- AIR SOURCE HEAT PUMP
- PRIVATE REAR GARDEN
- COMMUNAL GARDENS & OFF-ROAD PARKING
- POPULAR RESIDENTIAL AREA
- EASY ACCESS TO HILLSBOROUGH, THE CITY CENTRE & OPEN COUNTRYSIDE
- AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY

OUTSIDE

To the front of the property is communal off-road parking area and a front lawned area. To the rear is a fully enclosed garden which has a patio and some planted areas. There is a useful outbuilding for storage. The properties back on to a communal garden.

LOCATION

Situated in the popular area of Wadsley with excellent local amenities nearby including Wadsley Common. Regular public transport including Supertram. Reputable local schools. Easy access to universities, hospitals, Sheffield City Centre and motorway links.

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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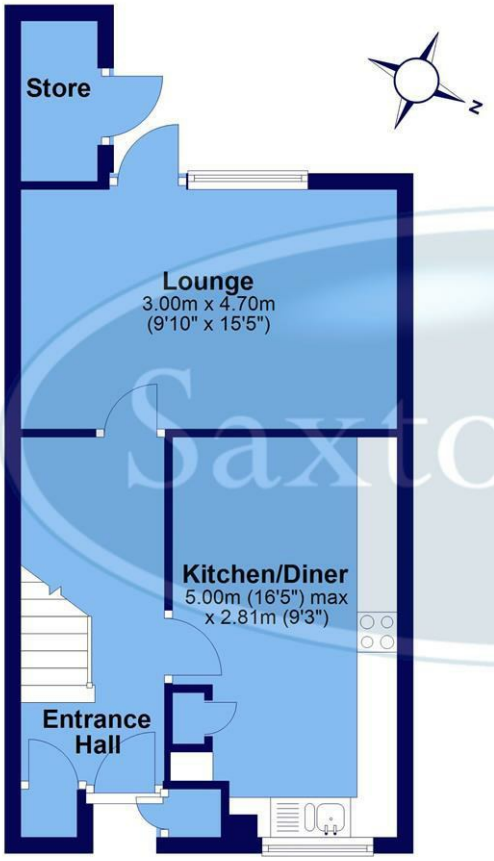
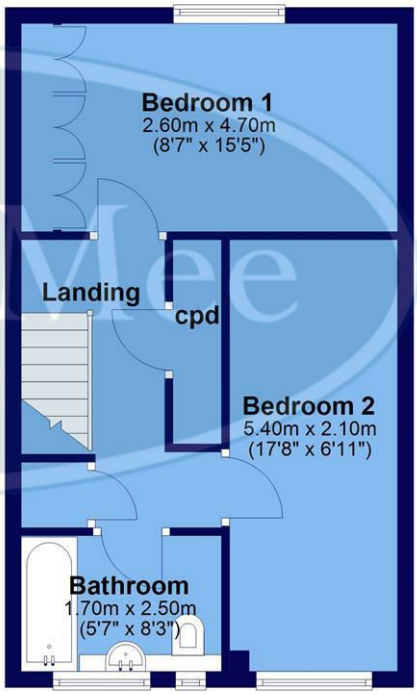
Ground Floor
Approx. 39.3 sq. metres (422.9 sq. feet)



First Floor
Approx. 38.1 sq. metres (410.1 sq. feet)



Total area: approx. 77.4 sq. metres (833.0 sq. feet)

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

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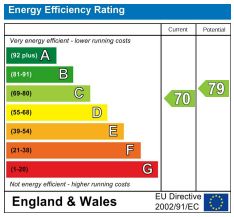

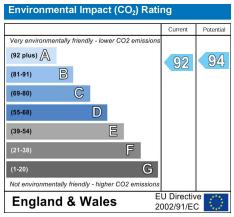

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