

Saxton Mee



**Grove Avenue Wadsley Sheffield S6 4AS**  
**Guide Price £315,000**

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

# Grove Avenue

Sheffield S6 4AS

**Guide Price £315,000**

Situated on this attractive tree-lined road in the popular residential area of Wadsley is this three bedroom, bay fronted semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. The property has been modernised by the current owners including but not limited to a full re-wire, new heating system, new kitchen and bathroom and new flooring.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a new side door into the entrance lobby with quarry style tiling and a modern upright radiator. This flows into the kitchen/diner which has a range of units with a contrasting worktop which incorporates the sink. There is a range of integrated appliances including an electric oven, four ring hob with extractor, microwave, dishwasher, fridge and freezer. There is a modern upright radiator, storage cupboard, rear entrance door and access to the cellar which houses the boiler and provides excellent storage. From the lobby, access to the lounge with an exposed brick chimney breast with fitted cupboard and shelving. The front bay window allows lots of natural light.

From the entrance lobby, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The principal bedroom is an excellent sized double and has a bay window and bespoke fitted wardrobes, drawers and a dressing table. Bedroom two has a side bay window. Bedroom three enjoys the lovely rear views. The bathroom has a three piece suite including bath with overhead shower, glass shower screen, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI DETACHED PROPERTY
- ATTRACTIVE REAR OUTLOOK
- LOUNGE WITH BAY WINDOW
- KITCHEN/DINER WITH INTEGRATED APPLIANCES
- CELLAR PROVIDING USEFUL STORAGE
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL AREA CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE





#### OUTSIDE

The property benefits from a driveway providing off-road parking. To the front is a low wall encloses a front garden area. To the rear is a garden which includes a patio, lawn and a two tiered decking area. 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 Leasehold with a term of 800 years running from the 29th September 1933. The Ground Rent is £7.00 per annum. The property is currently Council Tax Band B.

#### VALUER

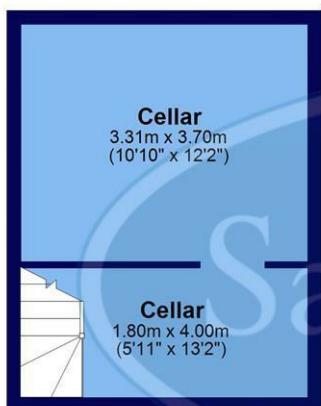
Greg Ashmore MNAEA

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.



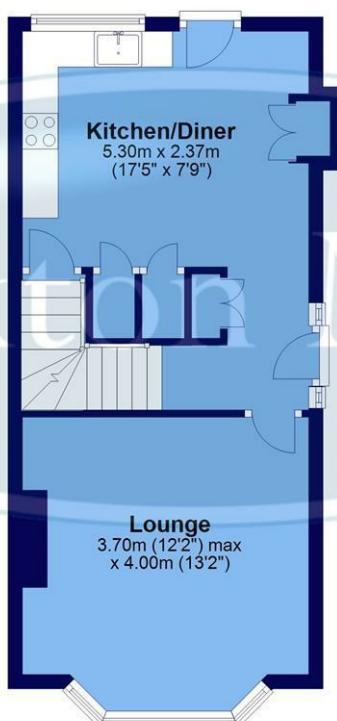
## Cellar

Approx. 20.9 sq. metres (224.5 sq. feet)



## Ground Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



## First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 95.0 sq. metres (1022.8 sq. feet)

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

**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



[onTheMarket.com](http://onthemarket.com)

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

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F11-F8)	F
(G1-G8)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F11-F8)	F
(G1-G8)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales