

Saxton Mee



Baxter Drive Wadsley Bridge Sheffield S6 1GH
Guide Price £75,000

St Luke's
Sheffield's Hospice

Baxter Drive

Sheffield S6 1GH

Guide Price £75,000

GUIDE PRICE £75,000-£80,000 ** GROUND FLOOR APARTMENT ** NO CHAIN ** Situated in the popular residential area of Wadsley Bridge is this spacious one bedroom, ground floor apartment which benefits from off-road parking, gardens to the front and rear, double glazing and gas central heating. The property is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes.

In brief, the living accommodation comprises uPVC door and porch with a storage cupboard. A door then opens the entrance hall with two useful storage cupboards and access into the lounge, kitchen, bedroom and bathroom. The good sized lounge has a front window allowing natural light. The separate kitchen has a range of units with a worktop which incorporates the sink and drainer. There is a cupboard which houses the gas boiler, space for an oven, washing machine and fridge. The large double bedroom is to the rear. The bathroom comes with a three piece suite including bath with electric shower, WC and wash basin.

- **EARLY VIEWING ADVISED**
- **SPACIOUS, ONE BEDROOM GROUND FLOOR APARTMENT**
- **GARDENS TO THE FRONT & REAR**
- **DRIVEWAY PROVIDING OFF-ROAD PARKING**
- **IN NEED OF MODERNISATION THROUGHOUT**
- **POPULAR LOCATION OF WADSLEY BRIDGE**
- **AMENITIES, SCHOOLS & TRANSPORT LINKS**
- **EASY ACCESS INTO SHEFFIELD CITY CENTRE**





OUTSIDE

To the front is a driveway providing off-road parking. Front garden area. Access to a south west facing rear garden.

LOCATION

Wadsley Bridge is a popular residential area with excellent local amenities including a variety of shops, cafes, and highly regarded schools, all within close proximity. For outdoor enthusiasts, the nearby Hillsborough Park and Grenoside Woods provide expansive green spaces and recreational facilities. The property is well-connected, with excellent road links to Sheffield city centre and the surrounding areas via the A61. Public transport is also convenient, with regular bus services.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 29th September 1971.

The property is 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.



Ground Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



Total area: approx. 51.1 sq. metres (549.8 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (A2 plus) A		
(B1-B1) B		
(B2-B9) C	70	73
(D5-D8) D		
(D9-D4) E		
(F1-F8) F		
(F9-G1) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus) A		
(B1-B1) B		
(B2-B9) C	70	75
(D5-D8) D		
(D9-D4) E		
(F1-F8) F		
(F9-G1) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC